10/21/96 VACATION OF DRAINAGE/UTILITY EASEMENT-JYLNAD DENNIS ADDITION

AGENDA ITEM: IV.A.

RebersHomes

Sidney Bernhard Rebers, Master Builder

REBERS CONSTRUCTION COMPANY • 3525 WEBSTER AVE. • ST. LOUIS PARK, MINNESOTA 55416 • TELEPHONE 920-6996

November 1, 1996

Mayor Fred Richards
Edina City Council Members
City of Edina
4801 West 50th Street
Edina, MN 55424

Dear Mayor Richards and Edina City Council Members:

Re: Drainage Easement #14 Bello
More Filling Within This Easement

I respectfully request that the proposal for additional filling within this drainage easement not be accepted at this time.

Refer to attached survey of Schoell & Madson dated February 20, 1993. This shows a violation of approximately 40 feet at the time the owners (Mr. and Mrs. Dennis) had their home built.

Attached is copy of November 24, 1993, City Planner Craig Larsen's letter.

Also attached is December 13, 1993, City Manager's letter.

City of Edina's Land Use, Plating and Zoning 830.02 (copy attached) adequately details the responsibility of those parties involved in development, construction and landscaping.

Letter of June 25, 1996, to Keenan & Sveiven by Sid Rebers, residing at 6916 Dakota Trail, adjacent to the Dennis property is attached.

I was informed shortly before the last Council Meeting that Keenan & Sveiven (Landscape Architect) was to appear before the Council.

Judy Knudsvig (6924 Dakota Trail), Craig Larson, Wayne Houle and I met October 17, 1996. It was agreed to postpone going before the Council on October 21 and to contact the Watershed District.

At this time, Judy and I were given copies of McCombs Frank Roos Associates' Report dated July 24, 1996. This report showed without accurate dimensioning or height of wall further gross filling within

the drainage easement and also showed previous violation (without permit) of this drainage easement.

The Landscape Architect was well aware of the city's requirements per 830.02 and the previous problems stated in my letter of June 25, 1996.

As a contractor of 38 years and resident of Edina for 40 years, I cannot fault the city inspectors for the past violations--any more than I could fault our police for people going 70 miles per hour on Highway 100.

But I fault (1) the owners who knew the lot was restricted by a drainage easement and (2) Kevin Keenan, Landscape Architect, to proceed with engineering and design to further fill in this drainage easement. After I had written Kevin Keenan on June 26, 1996, and the first response I get is 3 months later with their need to have approval immediately. Kevin is a professional and knows what is required.

At the meeting with Mrs. Dennis, Judy Knudsvig, Kevin and Fran Hoffman this week, I asked Kevin to relocate the new retaining wall back from the elevation 880 and closer to the existing North-South drainage easement line and to show elevation of this wall. As of 4:00 p.m. on October 31, 1996, I have not heard from him.

So I respectfully request as a option to cancelling the request to adding more fill to this dedicated drainage easement, to postpone a decision until all parties including the Watershed District evaluate the proposal.

Respectfully,

Sid & Barbara Rebers

S. Rebers

P. S. Refer to Judy Knudsvig's letter and consider that until this week, average rainfall was 8 inches below normal.

Kevin Keenan had delivered to my home an additional site plan and usage of the land in question Thursday p.m., October 31, 1996.

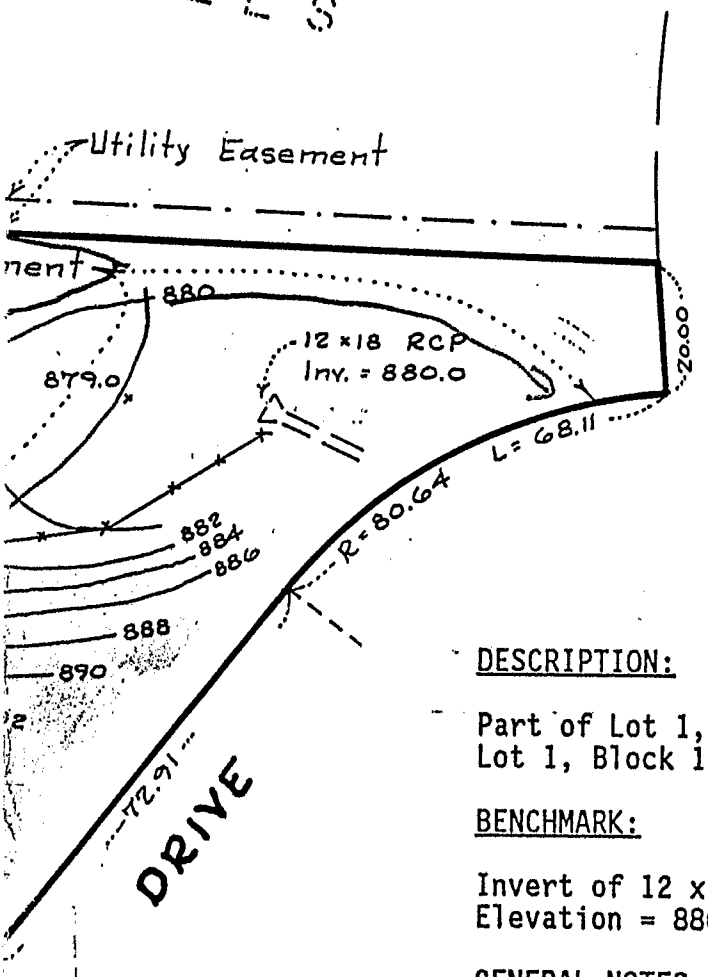
Friday, November 1, 1996 at 9:30 a.m., the City of Edina has a field crew doing a survey of this drainage easement. At this time, 10:00 a.m. Friday, November 1, I was on my way out of town.

Certainly in all due respect to the adjoining property owners, the City of Edina and the watershed district, we should all be entitled to further time to review all proposals and findings.

60086·018 254 L. 66
(55·96)

Prepared By:

SCHOELL & MADSON, INC.
ENGINEERS • SURVEYORS • PLANNERS
SOIL TESTING • ENVIRONMENTAL SERVICES
10580 WAYZATA BLVD.
MINNETONKA, MN. 55343
(612) 546-7601 FAX: 546-9065



DESCRIPTION:

Part of Lot 1, Block 1, PETER ANDREA ADDITION, and part of Lot 1, Block 1, JYLAND WHITNEY ADDITION.

BENCHMARK:

Invert of 12 x 18 inch RCP storm sewer as shown.
Elevation = 880.0 (NGVD-1929).

GENERAL NOTES:

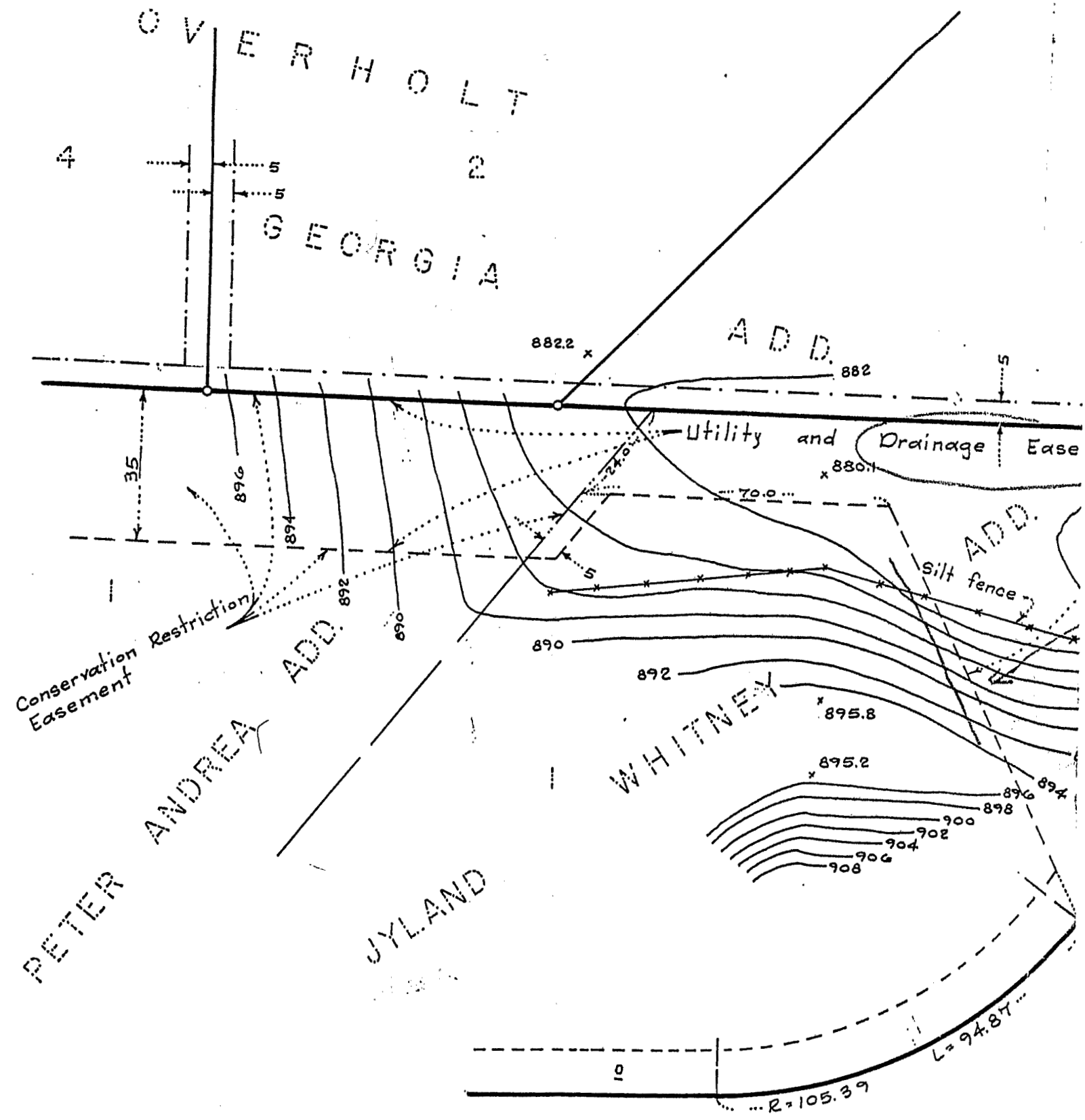
1. o - Denotes iron monument found.
2. ——892—— - Denotes existing contours
3. x879.0 - Denotes existing spot elevation.

I hereby certify that this survey was prepared under my supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

Theodore D. Kemna

Date: Feb. 20, 1993 License No. 17006

SURVEY FOR: SID REBERS



This drawing has been checked and reviewed this 25th day of February, 1993,

by David B. Toenies

BELLO

M E M O R A N D U M

TO: **File**

FROM: **Craig Larsen**

DATE: **November 24, 1993**

FROM: **Craig Larsen**

On November 23, 1993, at approximately 4:15 p.m. I talked on the telephone with Sidney Rebers concerning completion of the improvements on the referenced property. My purpose was to ascertain whether Mr. Rebers felt that the landscaping improvements and conservation area clean up were consistent with what had been earlier agreed to by the developer.

Mr. Rebers indicated that he did not want to cause problems for me, for the city or for the new homeowner. He stated he had no objection to the landscaping which had been installed.

Mr. Rebers stated that he continued to object to the three story elevation presented by the rear of the new house. He said that a greater setback should have been provided, but did admit that the house did comply with the city setback requirements.

Mr. Rebers asked if the home met requirements of the building code. I said I would have Greg Bomsta, Building Inspector give him a call.

I also indicated that we would retain $1,000 of the $10,000 deposit of the developer to insure the drainage area was cleaned up in the spring.

MEMORANDUM
CITY OF EDINA
BUILDING INSPECTIONS DEPARTMENT

DATE: DECEMBER 10, 1993

FROM: GB GREG BOMSTA, BUILDING INSPECTOR

TO: CRAIG LARSEN, CITY PLANNER

SUBJECT: 14 BELLO DRIVE

I HAVE DONE INSPECTIONS THROUGHOUT THE BUILDING PROCESS AT THE ABOVE LISTED ADDRESS. ALL CONSTRUCTION HAS BEEN DONE TO CODE.

I HAVE DISCUSSED WITH SID REBERS THE FILL, IN THE DRAINAGE EASEMENT.

I HAVE ALSO DISCUSSED THE ISSUE WITH FRAN HOFFMAN, AND HE SAID THAT THE DRAINAGE PATTERNS ARE O.K.

City of Edina

December 13, 1993

Sidney Rebers
6916 Dakota Trail
Edina, MN
55439

Re: 14 Bello Drive

Dear Sid:

I received your letter of December 7, 1993. According to my reports construction has gone well and essentially as planned and presented. Construction work at this house has been closely followed by members of my staff. I understand you have talked with several staff people recently about the project's status. I understand that during those conversations you raised no specific complaints about the landscaping work or the condition of the drainage easement area. Enclosed are copies of internal staff memos regarding this project.

The City considers this to be a completed project. Final inspections have been made and an occupancy permit has been issued. No further inspections are contemplated, except for an inspection of the drainage easement next spring when the snow has melted. To ensure this area has been properly restored we are withholding one thousand of the ten thousand dollar security deposit posted by the developer.

Your letter requested a report but contained no specific questions or concerns. I hope this letter adequately addresses the status of this project.

Sincerely,

Kenneth Rosland
City Manager

KR/jh

City Hall
4801 WEST 50TH STREET
EDINA, MINNESOTA 55424-1394

(612) 927-8861
FAX (612) 927-7645
TDD (612) 927-5461

Section 830 - Tree Removal, Grading and Excavations

830.01 Purpose. The Council finds and declares that the lands and vegetation of the City are a valuable resource requiring protection from the effects of urbanization. The purpose of this Section is to regulate land disturbing activities to prevent undue loss of the urban forest, reduce erosion and sedimentation and enhance the natural beauty of the City in the interest of the health, safety and welfare of the residents.

830.02 Definitions.

Subd. 1 Terms Defined in Section 850. The following terms shall have the meanings stated in Section 850 of this Code:

District.

Lot.

Parcel.

Principal Building.

R-1 District.

R-2 District.

Subd. 2 Terms Defined in this Section. Unless the context clearly indicates otherwise, the following terms shall have the meanings as stated:

Earth. Soil, rocks, rip-rap, gravel, sand, soil, and all similar material.

Grading. Any movement of earth, including without limitation, any excavation, stockpiling, land disturbing activity, cutting, filling, or any combination of movement.

Open Pit or Excavation. Any grading creating a depression exceeding 200 square feet in area, the bottom or lowest point of which is two feet or more below the immediately adjoining unexcavated land. A swimming pool as defined by Section 450 of this Code is not an open pit or excavation for purposes of this Section.

Tree. A woody, perennial plant usually with one main stem or trunk and with many branches, which has a diameter of greater than six inches when measured at a point four feet above ground level.

830.03 Activities Requiring a Permit. Except as provided in Subsection 830.04, no person shall engage in any of the following activities without first obtaining a permit:

Subd. 1 Tree Removal. Removal of a living tree or trees from a lot or parcel not improved with a principal building. would this include trees buried by Fill ?

Subd. 2 Grading. Grading in connection with any one project involving more than:

A. Ten cubic yards of earth in the aggregate on a lot located in the R-1 District or R-2 District which lot is used or intended to be used for a single dwelling unit or double dwelling unit building.

B. 100 cubic yards of earth in the aggregate on two or more lots in the R-1 District or R-2 District, or on any lot, parcel, or development site in any other District.

Subd. 3 Open Pit or Excavation. The creation or maintenance of an open pit or excavation.

830.04 Exempt Activities. The provisions of this Section shall not apply to:

Subd. 1 Special Permit. Activities for which a special permit has been granted in accordance with Subsection 850.21 of this Code.

Subd. 2 Restored Ground. Grave digging, well drilling and utility excavations where the ground will be restored.

Subd. 3 Diseased Trees. Removal of trees with Dutch Elm disease, oak wilt or other diseases requiring tree removal.

Subd. 4 Top Soil. Top soil placed for top dressing purposes which is immediately spread and which does not materially change the elevation of the lot or parcel.

830.05 Permit.

Subd. 1 Application. Prior to engaging in any activity requiring a permit, an application shall be submitted to the Building Official on forms provided by the Building Official. The application shall be accompanied by a schedule for the commencement and completion of the work. The application shall be accompanied by the fee in the amount set forth in Section 185 of this Code. The application shall also be accompanied by a plan drawn at a scale of not less than one inch equals 30 feet which contains the following information:

A. Location of trees to be removed. Buried ?

B. Existing and proposed buildings and structures.

C. Existing and proposed contours.

D. Provisions for temporary and permanent erosion control.

E. Proposed revegetation of disturbed area.

F. Provisions for temporary and permanent drainage.

830.06 Standards and Guidelines. No permit shall be issued unless the above required plan is submitted to and approved by the Building Official and unless the proposed activity complies with the following standards and guidelines:

Subd. 1 Grading Activities.

A. The plan shall be fitted to the topography and soils so as to create the least erosion potential.

B. Permanent vegetation and improvements such as streets, storm sewers or other features of the development, capable of carrying surface water runoff in a safe manner, shall be installed to the extent possible before removing the vegetation cover from any area.

C. Wherever feasible, natural vegetation shall be retained and protected.

D. Permanent vegetation shall be established as soon as possible after grading.

E. Not more than the smallest practical area of land shall be graded or exposed at any one time during development.

F. When vegetation is removed during development, the exposed condition of land shall be kept to the shortest practical period of time, but not longer than 60 days.

G. Critical erosion areas graded or exposed during construction shall be protected with temporary vegetation, mulching or by other means acceptable to the Building Official.

H. Sediment basins, debris basins, desilting basins or silt traps shall be installed and maintained to remove sediment from surface water runoff from land subjected to grading.

I. Diversions shall be installed to divert surface water runoff from slopes of

ten percent or steeper.

J. Provisions acceptable to the Building Official or Engineer shall be made to accommodate the increased surface water runoff caused by changed soil and surface conditions during and after completion of grading.

K. Cut and fill slopes shall not be steeper than two feet horizontal to one foot vertical unless stabilized by a retaining wall, cribbing or rip-rap, or other means acceptable to the Building Official.

L. During grading operations, measures acceptable to the Building Official shall be taken for dust control.

Subd. 2 Tree Removal. Trees shall be removed only by reason of:

A. Poor health or dangerous condition of the tree.

B. Construction of improvements being made to the property.

Subd. 3 Open Pits and Excavations.

A. Fences must be installed or other provisions acceptable to the Building Official must be made to prevent persons from inadvertently entering the pit.

B. Banks must be constructed at slopes not steeper than three feet horizontal to one foot vertical.

C. Provisions acceptable to the Building Official shall be taken to prevent stagnation of water.

D. Excavated materials must be spread on adjoining ground and revegetated or completely removed from the area.

830.07 Issuance of Permit; Appeal.

Subd. 1 Approval or Denial. The Building Official shall review the plan and application and shall approve or deny the application based upon the standards and guidelines set forth in Subsection 830.06 together with the purpose and intent of this Section. If the application is denied by the Building Official, written notice of the action specifying the date of denial, together with the reasons for denial, shall be mailed to the applicant at the address shown in the application. If approved, the Building Official shall issue the permit. The Building Official may impose conditions in connection with issuance of the permit to ensure compliance with this Section and to protect adjacent properties. The Building Official, as a condition to the permit, may require the permit holder to submit topographic surveys on an as-built

basis to verify conformance with the approved plans.

Subd. 2 Permit Nontransferable; Duration. Any permit granted pursuant to this Section shall be nontransferable and shall expire six months from date of issuance.

Subd. 3 Appeal. Any applicant may appeal an alleged error in any order, requirement, decision or determination made by the Building Official in the administration of this Section, to the Council in the manner set forth in Subsection 160.06 of this Code.

830.08 Conformance with Plan. All activities undertaken pursuant to a permit issued under this Section shall conform to the approved plans and schedules and to any conditions imposed by the permit.

830.09 Security. The Building Official may require the permit holder to file security to ensure that all work is undertaken in accordance with the permit and approved plans and schedule set forth in the application. The security shall be in the form prescribed by Subd. 2 of Subsection 405.01 of this Code. Such security may be used by the City to undertake work as provided in Subd. 3 of Subsection 405.01 of this Code.

History: Ord 817 adopted 4-4-74; Ord 821 codified 1970; Ord 822 codified 1970, amended by Ord 822-A1 10-7-71, Ord 822-A2 10-24-74; Ord 823 adopted 4-4-74

Cross Reference: Sections 185, 850; Subsections 160.06, 405.01, 850.21

RebersHomes
Sidney Bernhard Rebers, Master Builder

REBERS CONSTRUCTION COMPANY • 3525 WEBSTER AVE. • ST. LOUIS PARK, MINNESOTA 55416 • TELEPHONE 920 0990

June 25, 1996

Mr. Kevin Keenan
Keenan & Sveiven Inc.
14411 McGinty Road West
Wayzata, MN 55391

Re: Proposed Swimming Pool at #14 Bello Drive

Dear Kevin:

Regarding the swimming pool to the east side of the existing residence, a survey done by Schoell and Madson, engineers and surveyors, February 25, 1993, showed a considerable encroachment on the drainage easement, see attached. I do not know if fill was removed from the drainage easement. I have in my file a memorandum dated December 10, 1993, from Greg Bomsta that states that the drainage patterns were O.K. according to Fran Hoffman.

Naturally, we, as adjoining neighbors to this drainage easement, would be concerned about any encroachment of this drainage easement, but I would request that any work done which would involve this drainage easement would be cleared by the proper regulatory agencies. In that regard, I would also deem it advisable that the recorded drainage easement be staked by a registered surveyor so that all parties could analyze any further work as it relates to the drainage easement.

Respectfully,

S. Rebers

SR:mb

Enclosure

cc Greg Bomsta, Building Inspector

PROPOSED RETAINING WALL AND EASEMENT

14 BELLO DRIVE
EDINA, MINNESOTA

keenan & sveiven inc.

14411 McGinty Road West
Wayzata, Minnesota 55391
(612) 931-3122

design-build landscape architecture

sheet: ____

drawn by: NK

date: 10.30.96

revisions: ____

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered LANDSCAPE ARCHITECT under the Laws of the State of MINNESOTA

date 10/30/96 reg. no. 18773

NORTH

SCALE: 1/16" = 1'-0"

REPORT/RECOMMENDATION

TO:	Mayor & City Council	**Agenda Item #**	IV.A.	
FROM:	Francis Hoffman City Engineer		☐	**Consent**
		Information Only	☐	
		Mgr. Recommends	☐	**To HRA**
DATE:	4 November, 1996		☒	**To Council**
SUBJECT:	Vacation Request for Utility and Drainage Easement as it Relates to Lot 1, Block 1, Jyland Dennis Addition	**Action**	☒	**Motion**
			☐	**Resolution**
			☐	**Ordinance**
			☐	**Discussion**

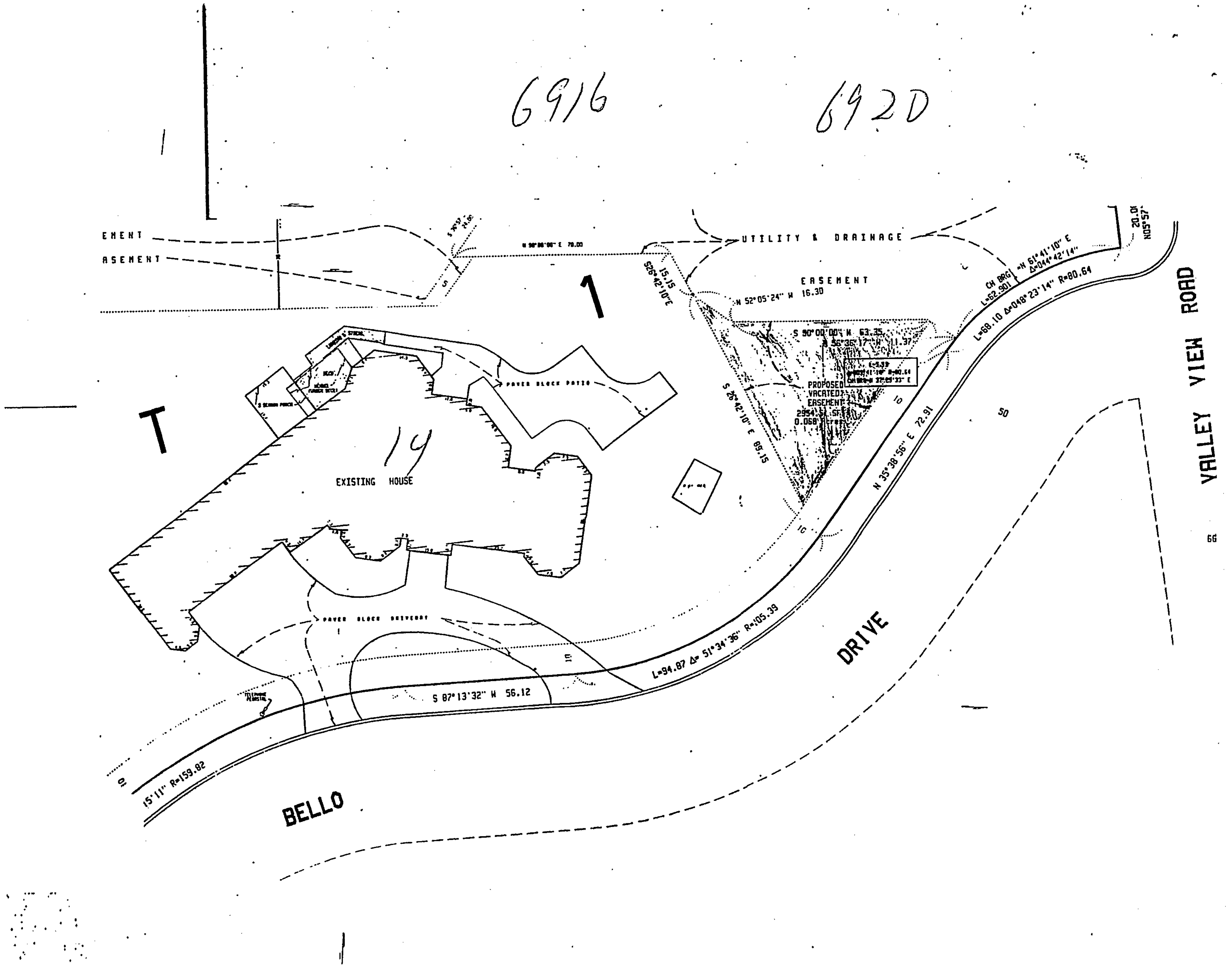
Recommendation:

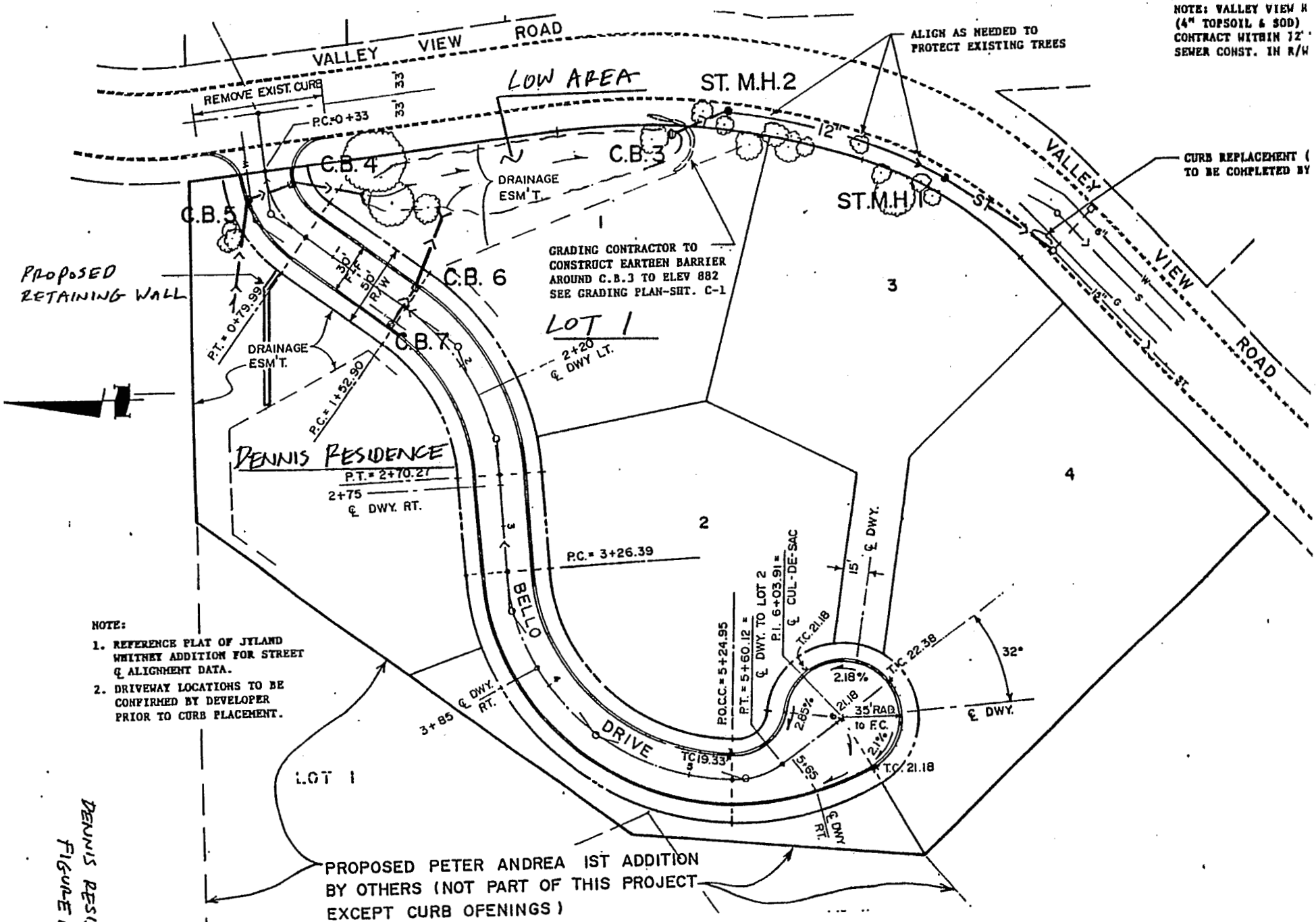
After hearing, if deemed reasonable, vacate a portion of the requested area above the 881.00 elevation to prevent any change in the current drainage area.

Info/Background:

This issue was held over from the October 21st Council meeting to allow for the requesting parties to meet with the neighbors to the north of the site proposed for vacation. The meeting occurred with the homeowners at 6916 and 6920 Dakota Trail (the northerly neighbors) and the homeowner at 14 Bello Drive, Kevin Keenan and Dan Parks, homeowner, architect and engineer respectively of the requesting party. Even though the engineering study indicates that a small portion of the lower area drainage area could be vacated without adverse effect, staff would recommend not vacating any portion below an elevation of 881.00 feet above sea level. Staff has attached a 1974 topography map that shows the two low areas prior to development (see attached topography map). Both areas remain today, with the difference being that more hard surface area exists in the development so that a somewhat higher volume of water arrives in the low spots quicker. The homeowner immediately to the north at 6920 Dakota Trail reports that seepage problems exist now that did not earlier (see attached letter). Given that information, one should not alter the current status, even though engineering reports indicate otherwise.

Also, the architect for the homeowner at 14 Bello Drive has submitted how the portion above the 881.00 elevation would work if the City grants vacation of the utility area. The attached three exhibits are a plan view and two cross sections of the area east of the 14 Bello Drive residence to include the low area. The normal staff position on this type of request is to allow landscaping to occur on a utility easement as long as no structure exists, i.e., swimming pool, decks, etc. However, the homeowners at 6920 and 6916 Dakota Trail are concerned how the vacated utility area might appear from their backyards. Again, note the letter from 6920 Dakota Trail concerning potential use of the requested vacated area. After viewing both sides of the issue, staff does not have a strong recommendation on this issue. Council should conduct the hearing and determine whether to continue the hearing seeking more detail on the potential use, or act upon the request either favorably or to deny.


6916
692D
EMENT
ASEMENT
N 90°00'00" E 70.00
UTILITY & DRAINAGE
EASEMENT
N 52°05'24" W 16.30
S26°42'10"E
15.15
CH BRG =N 61°41'10" E
L=62.90
Δ=044°42'14"
L=68.10 Δ=048°23'14" R=80.64
20.00
N05°57'
VALLEY VIEW ROAD
S 90°00'00" W 63.35
N 56°36'17" W 11.37
PROPOSED
VACATED
EASEMENT
2954 SF
0.068 Acres
S 26°42'10" E 89.15
N 35°38'56" E 72.91
50
66
1
T
14
EXISTING HOUSE
PAVER BLOCK PATIO
PAVER BLOCK DRIVEWAY
L=94.87 Δ= 51°34'36" R=105.39
DRIVE
S 87°13'32" W 56.12
R=159.82
BELLO



DENNIS RESIDENCE
FIGURE 1


VALLEY
VIEW
ROAD
BRAEMAR
BLVD
HILL-A-WAY
COURT
TERRACE
DRIVE
LOCH

Gordon E. Knudsvig

Councilmember Peggy Kelly
Edina City Council
4801 West 50th St.
Edina, MN. 55424

30 October, 1996

Dear Ms. Kelly,

Our purpose in writing is to express our grave concerns about the proposed changes to property located on Bello Drive. These changes are to be evaluated by the Edina City Council on Monday, November 4.

We own and have lived in a home located at 6920 Dakota Trail for the past fourteen years. Our backyard borders on the Bello Drive property where the proposed changes would occur. Our property falls victim to the proposal in several ways and therefore we ask to City Council not to approve it.

You will be considering vacation of drainage and utility easements. These easements, we believe, are critical to maintaining drainage necessary to protect our property in the event of severe rains and spring runoffs. Our property is located at the bottom of a severely sloping hillside that carries large amounts of water downhill to a drainage easement abutting our property. Several years ago, when the Bello property was developed, this drainage area was restructured only exacerbating our concerns for our property being flooded. The proposed vacation of the easements will reduce further the area in which water can pond leading to more moisture and flooding.

In a July 24, 1996 letter to Mr. Kevin Keenan of Keeman Sveinen, Inc., the firm of McCombs Frank Roos Associates, Inc. states that " although not specifically field surveyed with this analysis, the existing 100 year elevation of 880.9 is very near the northern property line of the subject property. Should the ponded water be elevated, it would likely expand north on to the adjacent property." THIS ADJACENT PROPERTY IS OUR PROPERTY.

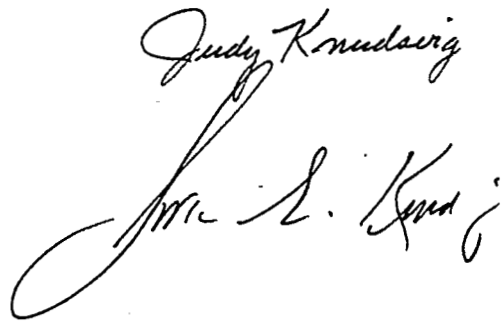
Since the completion of the Bello Drive development and the restructuring of the drainage easement, we have had to make a number of corrections in order to control moisture in our basement. Our sump pump now runs all summer and we have had to operate a second dehumidifier. We have installed an additional air circulation run in our furnace ducting system in our finished basement and run the furnace fan continuously to control moist air. This already seems more than what is typically necessary and is a marked change from conditions prior to the Bello development. It also forces us to live with constant fan noise in living areas. While we have been successful controlling moisture, to date, our concern is that reduction of the easement will cause these conditions to only worsen.

The purpose of the proposed easement vacation is to allow room for an additional dirt-filled retaining wall providing an area for construction of a swimming pool. This pool will be situated directly behind and above our home ruining our view and privacy.

6920 Dakota Trail • Edina, Mn. 55439 • (612) 941-9858

In closing, please do not allow these easement vacations to occur. The development was accepted and approved given these protective limitations. The current owners were aware of these limitations on their property and have other options to build their swimming pool.

Sincerely,



VALLEY VIEW RD.

SECTION 'B'

SECTION 'A'

PROPERTY LINE

880

NO GRADING WITHIN EASEMENT.

PROPOSED EASEMENT LINE PER ENGINEERS' ALIGNMENT TO HAVE NO IMPACT ON EXISTING DRAINAGE.

24'

42'

40'

56'

62'

TW 890
BW 884

TW 890
BW 881

TW 890
BW 881

TW 890
BW 881

TW 887
BW 882

880

EXISTING WALL
PROPOSED WALL

PROPOSED PLANT MATERIAL ALONG BASE OF WALL. SEE SECTION.

TW 886
BW 886

END OF PROPOSED WALL.

SECTION 'A'

PROPOSED SWIMMING POOL

USE

DRIVE

EXISTING WALL

PROPERTY LINE

SECTION 'B'

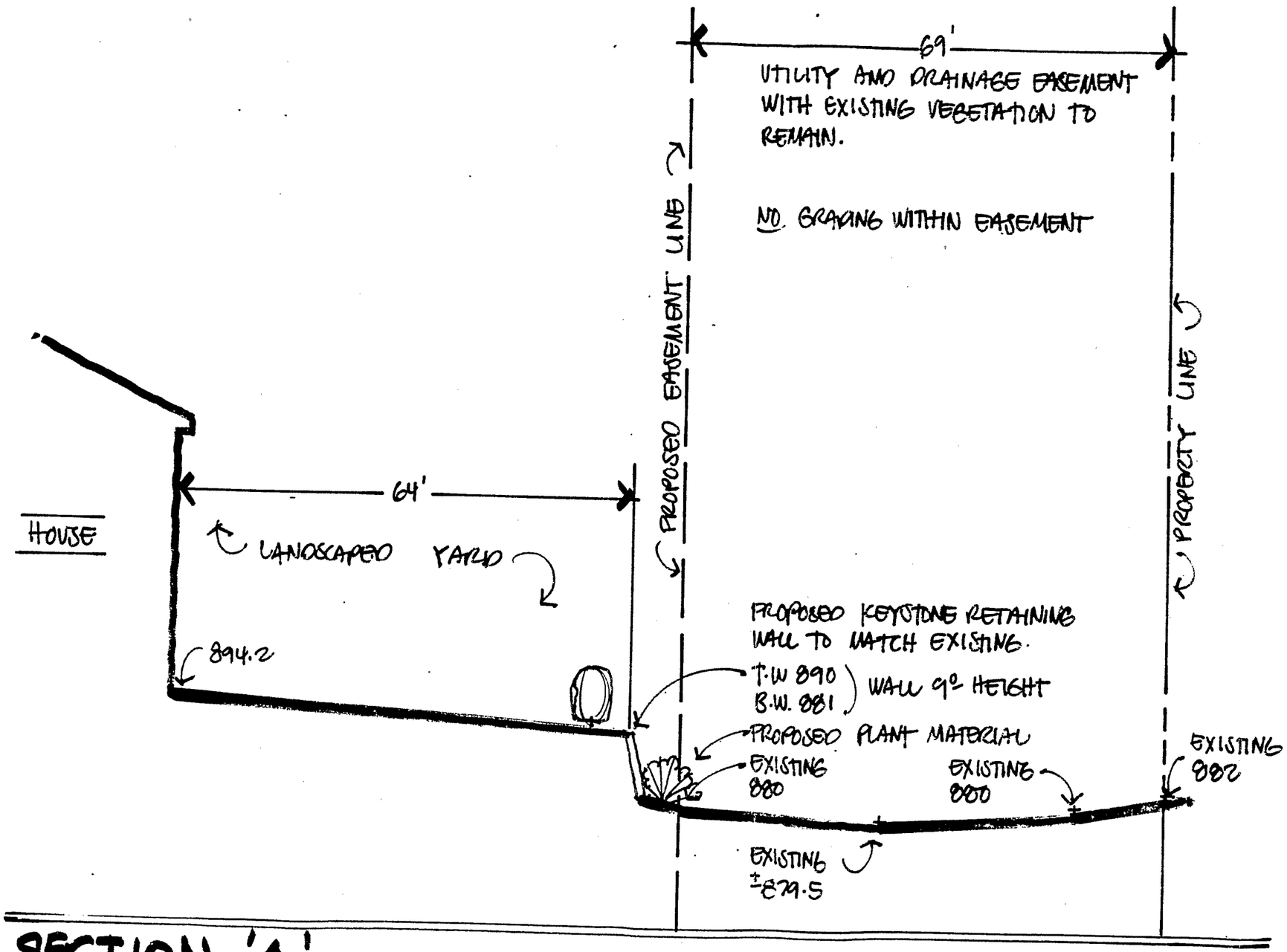
DRIVE

KEY:

TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB

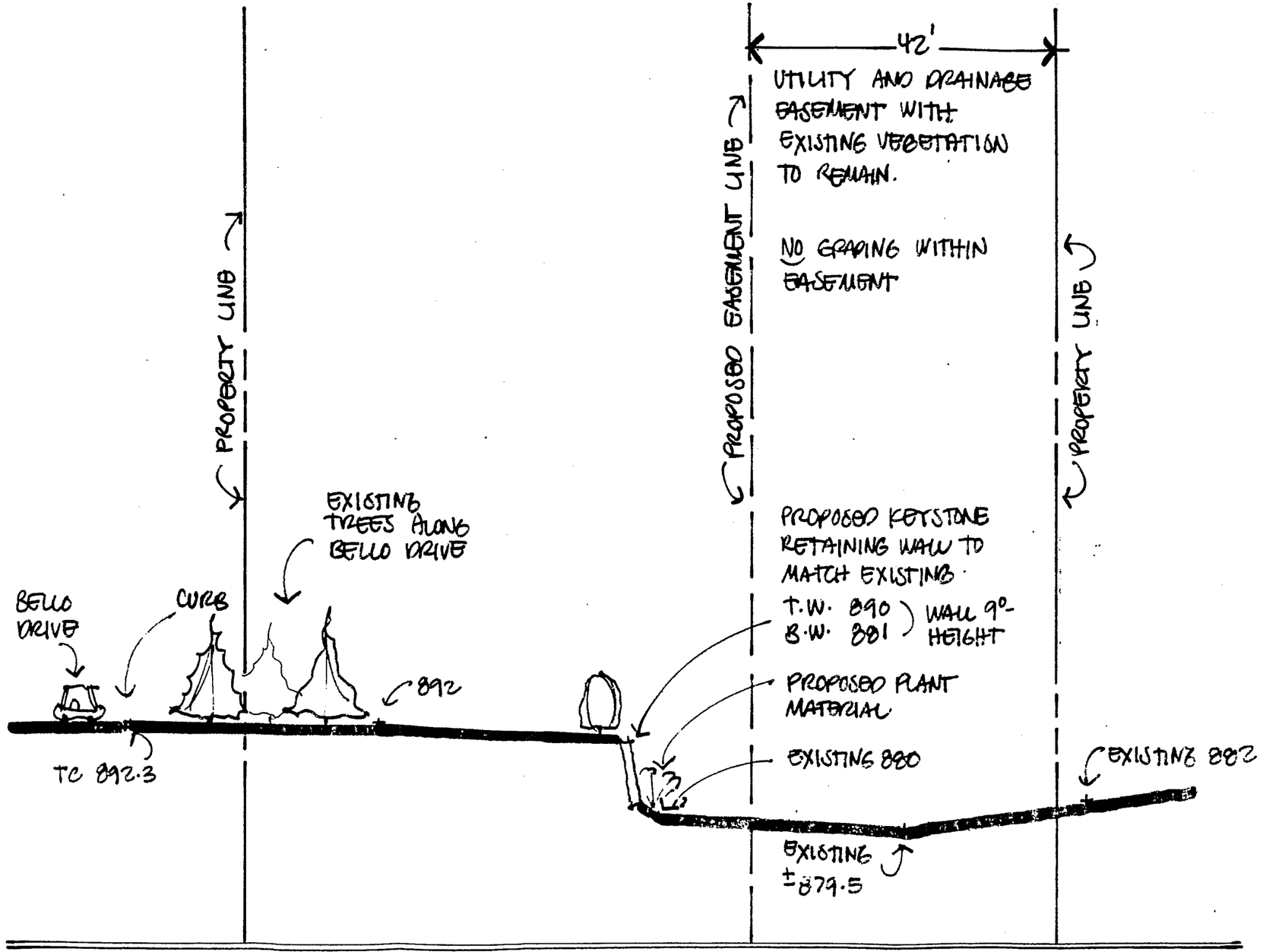
NOTE:

BASE INFORMATION TAKEN FROM AS-BUILT SURVEY DATED 3-26-96 BY MCCOMBS FRANK ROOS ASSOC. INC.



SECTION 'A'

HORIZONTAL AND VERTICAL SCALE : 1/16" = 1'-0"


PROPERTY LINE
PROPOSED EASEMENT LINE
PROPERTY LINE
42'
UTILITY AND DRAINAGE EASEMENT WITH EXISTING VEGETATION TO REMAIN.
NO GRADING WITHIN EASEMENT
EXISTING TREES ALONG BELLO DRIVE
BELLO DRIVE
CURB
892
PROPOSED KEYSTONE RETAINING WALL TO MATCH EXISTING
T.W. 890
B.W. 881
WALL 9'-0" HEIGHT
PROPOSED PLANT MATERIAL
EXISTING 880
EXISTING 882
TC 892.3
EXISTING ±879.5

SECTION 'B'

Gordon E. Knudsvig

Councilmember Peggy Kelly
Edina City Council
4801 West 50th St.
Edina, MN. 55424

30 October, 1996

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You will be considering vacation of drainage and utility easements. These easements, we believe, are critical to maintaining drainage necessary to protect our property in the event of severe rains and spring runoffs. Our property is located at the bottom of a severely sloping hillside that carries large amounts of water downhill to a drainage easement abutting our property. Several years ago, when the Bello property was developed, this drainage area was restructured only exacerbating our concerns for our property being flooded. The proposed vacation of the easements will reduce further the area in which water can pond leading to more moisture and flooding.

In a July 24, 1996 letter to Mr. Kevin Keenan of Keeman Sveinen, Inc., the firm of McCombs Frank Roos Associates, Inc. states that " although not specifically field surveyed with this analysis, the existing 100 year elevation of 880.9 is very near the northern property line of the subject property. Should the ponded water be elevated, it would likely expand north on to the adjacent property." THIS ADJACENT PROPERTY IS OUR PROPERTY.

Since the completion of the Bello Drive development and the restructuring of the drainage easement, we have had to make a number of corrections in order to control moisture in our basement. Our sump pump now runs all summer and we have had to operate a second dehumidifier. We have installed an additional air circulation run in our furnace ducting system in our finished basement and run the furnace fan continuously to control moist air. This already seems more than what is typically necessary and is a marked change from conditions prior to the Bello development. It also forces us to live with constant fan noise in living areas. While we have been successful controlling moisture, to date, our concern is that reduction of the easement will cause these conditions to only worsen.

The purpose of the proposed easement vacation is to allow room for an additional dirt-filled retaining wall providing an area for construction of a swimming pool. This pool will be situated directly behind and above our home ruining our view and privacy.

6920 Dakota Trail • Edina, Mn. 55439 • (612) 941-9858

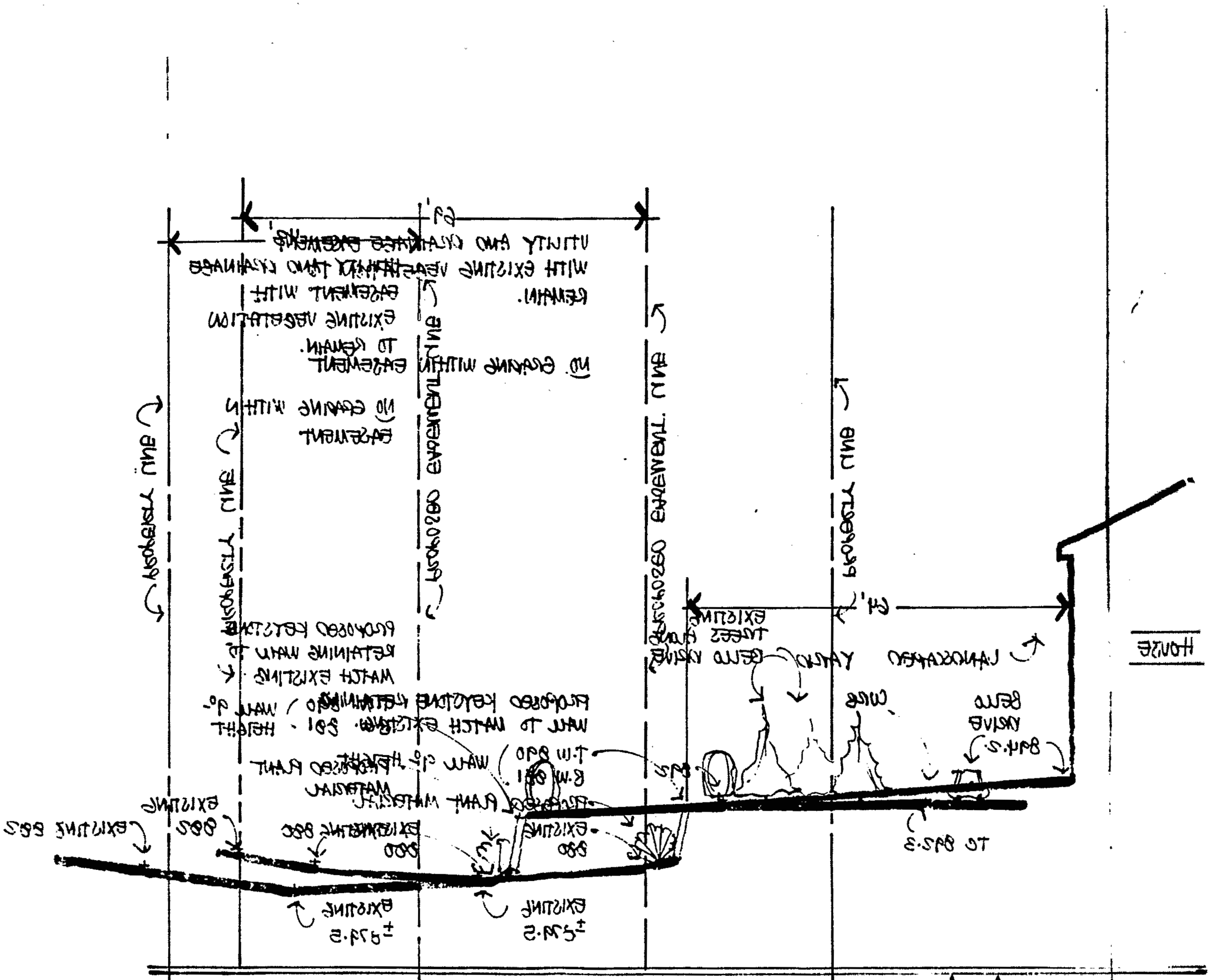
In closing, please do not allow these easement vacations to occur. The development was accepted and approved given these protective limitations. The current owners were aware of these limitations on their property and have other options to build their swimming pool.

Sincerely,

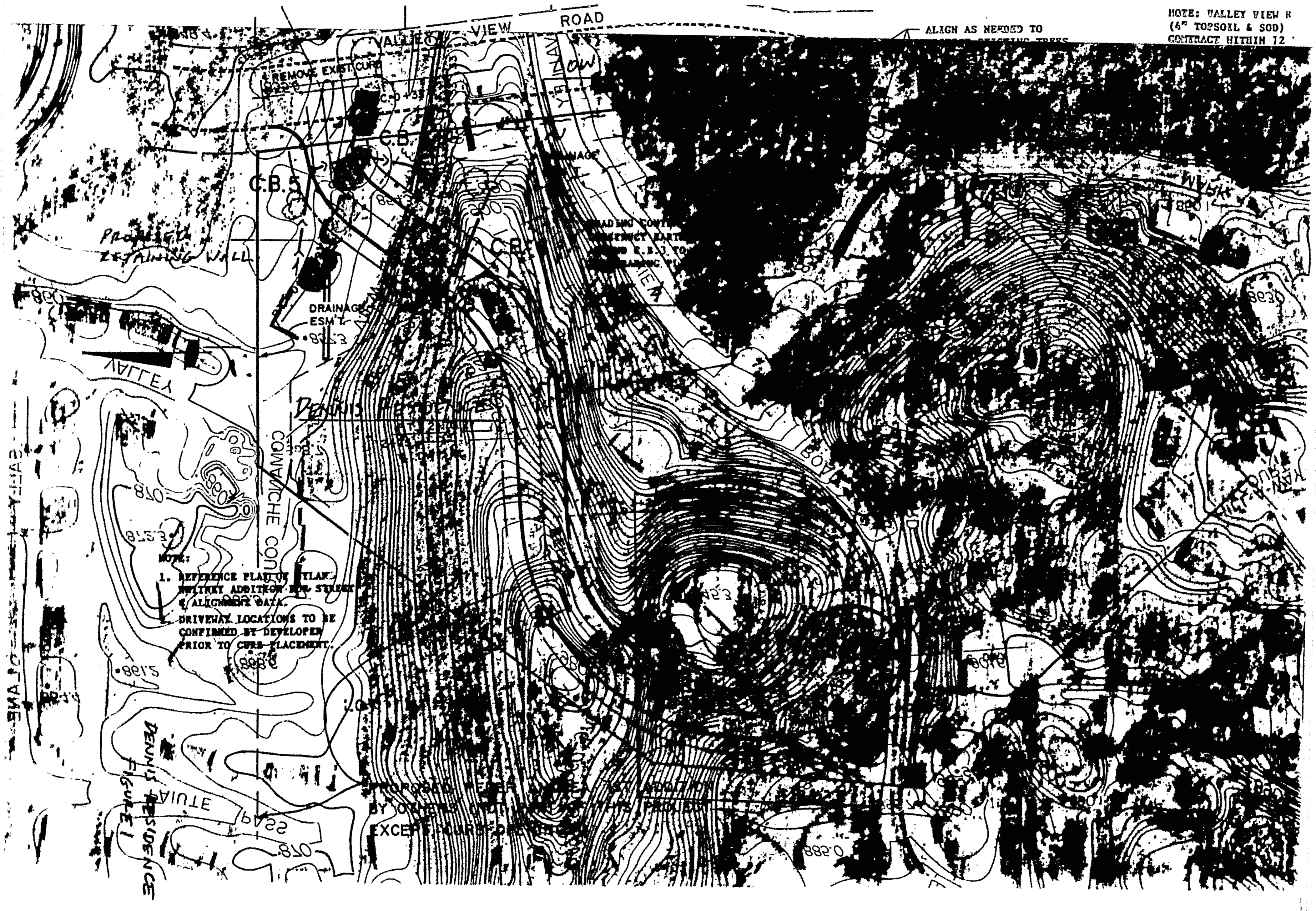
Judy Knudsvig

Jon L. Knud

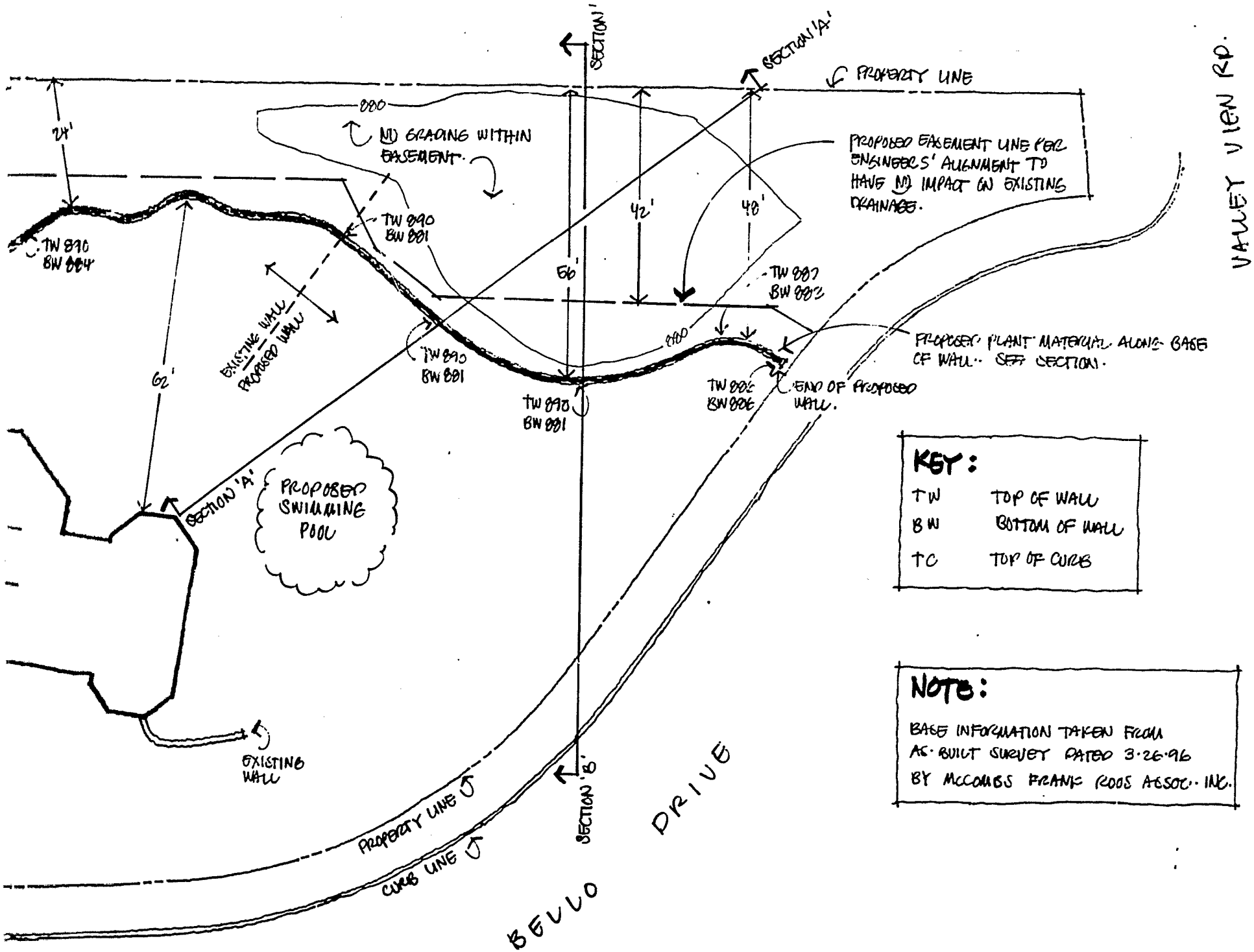
Overheads used
at City Council 11/4/96


UTILITY AND DRAINAGE EASEMENT
WITH EXISTING VEGETATION AND DRAINAGE EASEMENT WITH
REMAIN.
EXISTING VEGETATION
TO REMAIN.
NO GRADING WITHIN EASEMENT
NO GRADING WITHIN
EASEMENT
PROPERTY LINE
PROPOSED EASEMENT LINE
PROPOSED KEYSTONE
RETAINING WALL TO
MATCH EXISTING
PROPOSED KEYSTONE RETAINING WALL TO MATCH EXISTING
PROPOSED PLANT MATERIAL
EXISTING TREES
LANDSCAPED YARD
HOUSE
EXISTING
±274.5
EXISTING
±279.5

SECTION 'B'


NOTE: VALLEY VIEW R
(6" TOPSOIL & SOD)
CONTRACT WITHIN 12
ALIGN AS NEEDED TO
VALLEY VIEW ROAD
REMOVE EXIST. CURB
C.B.5
PROPOSED RETAINING WALL
DRAINAGE ESM'T.
VALLEY
COMANCHE COURT
NOTE:
1. REFERENCE PLAT OF SYLAN-WHITNEY ADDITION FOR STREET & ALIGNMENT DATA.
2. DRIVEWAY LOCATIONS TO BE CONFIRMED BY DEVELOPER PRIOR TO CURB PLACEMENT.
PAIUTE PASS
DENNIS RESIDENCE
FIGURE 1
870
885.0

VALLEY VIEW ROAD
DRIVE
BETTO
EXISTING HOUSE

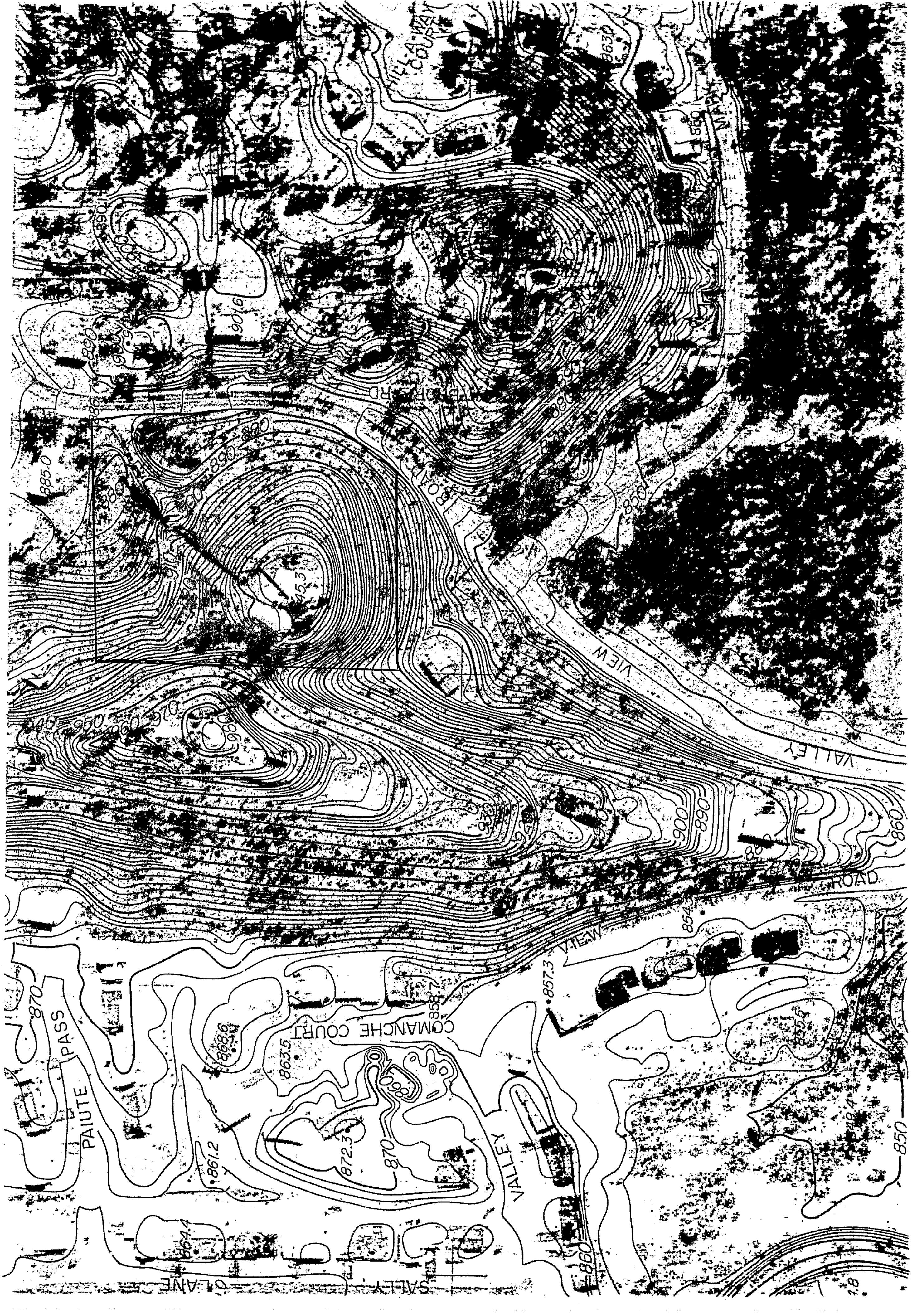


KEY:

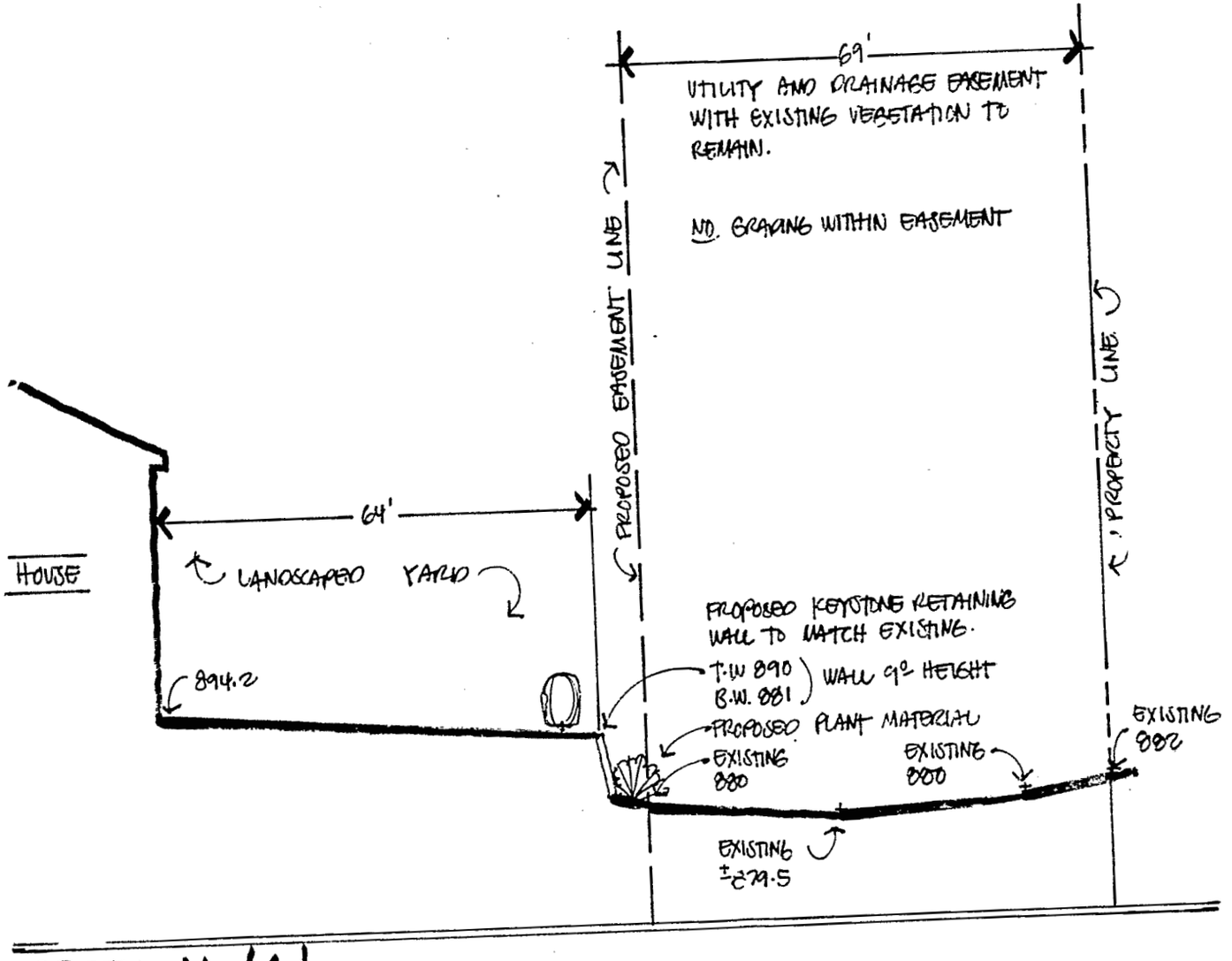
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB

NOTE:

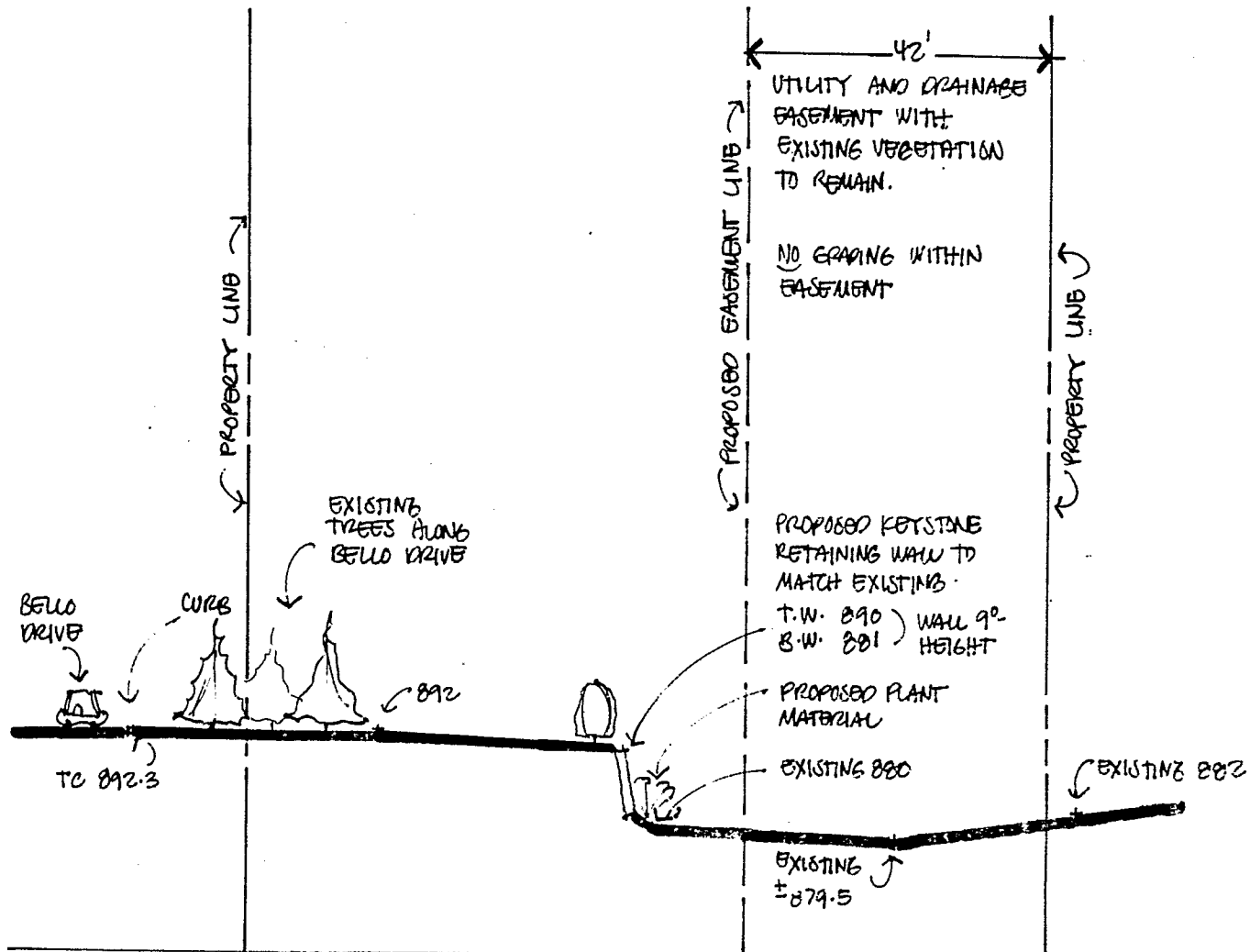
BASE INFORMATION TAKEN FROM AS-BUILT SURVEY DATED 3-26-96 BY MCCOMBS FRANK ROOS ASSOC., INC.



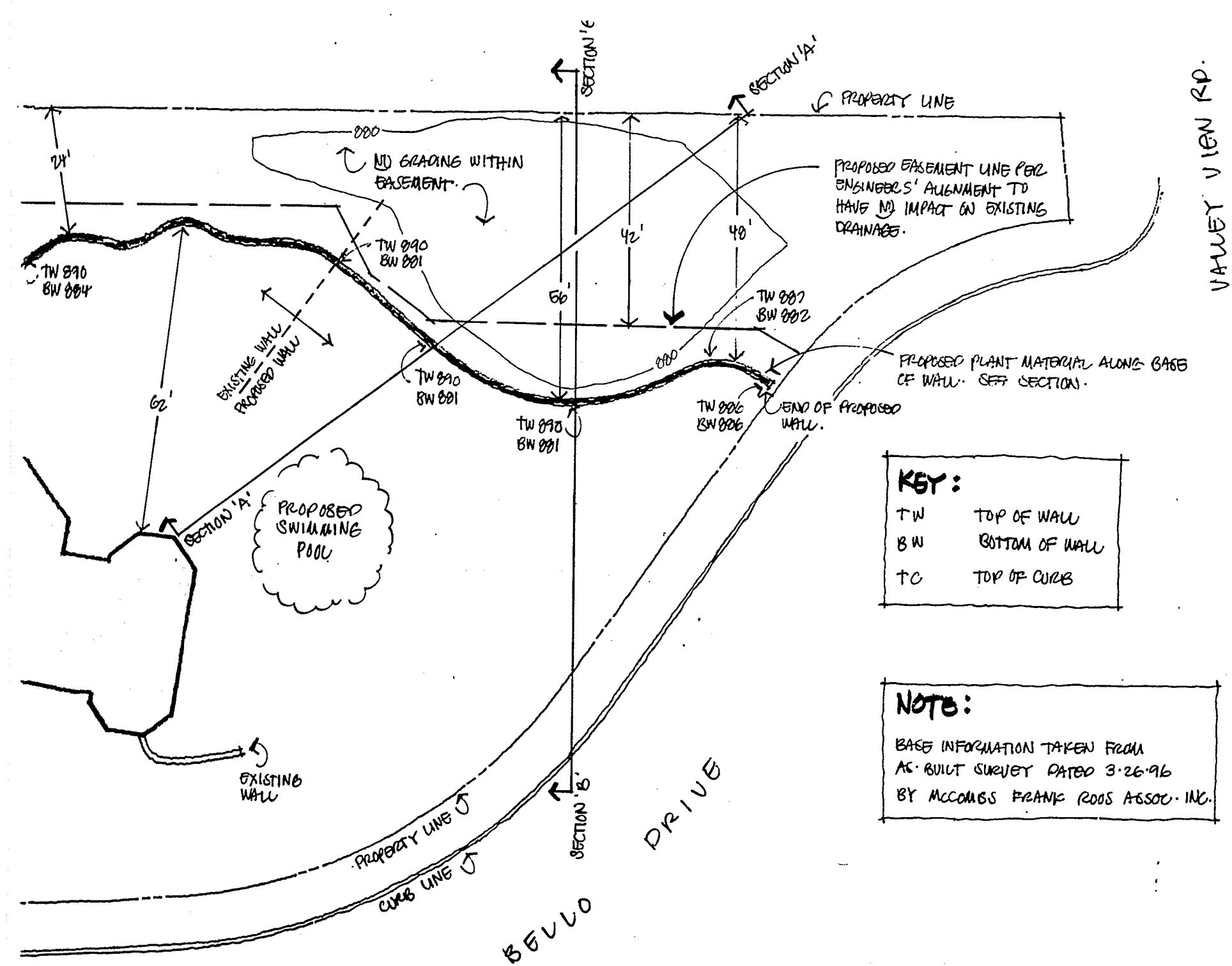
VALLEY VIEW ROAD
COMANCHE COURT
PAIUTE PASS
VALLEY
HILL-A-WAY COURT
945.3
885.0
857.3
863.5
861.2
872.3
870
860
850
890
900


69'
UTILITY AND DRAINAGE EASEMENT WITH EXISTING VEGETATION TO REMAIN.
NO GRADING WITHIN EASEMENT
PROPOSED EASEMENT LINE
PROPERTY LINE
64'
HOUSE
LANDSCAPED YARD
894.2
PROPOSED KEYSTONE RETAINING WALL TO MATCH EXISTING.
T.W 890
B.W. 881
WALL 9' HEIGHT
PROPOSED PLANT MATERIAL
EXISTING 880
EXISTING 880
EXISTING 882
EXISTING ±879.5

SECTION 'A'


42'
UTILITY AND DRAINAGE EASEMENT WITH EXISTING VEGETATION TO REMAIN.
NO GRADING WITHIN EASEMENT
PROPOSED EASEMENT LINE
PROPERTY LINE
PROPERTY LINE
EXISTING TREES ALONG BELLO DRIVE
BELLO DRIVE
CURB
892
PROPOSED KEYSTONE RETAINING WALL TO MATCH EXISTING
T.W. 890
B.W. 881
WALL 9' HEIGHT
PROPOSED PLANT MATERIAL
EXISTING 880
EXISTING 882
TC 892.3
EXISTING ±879.5

SECTION 'B'

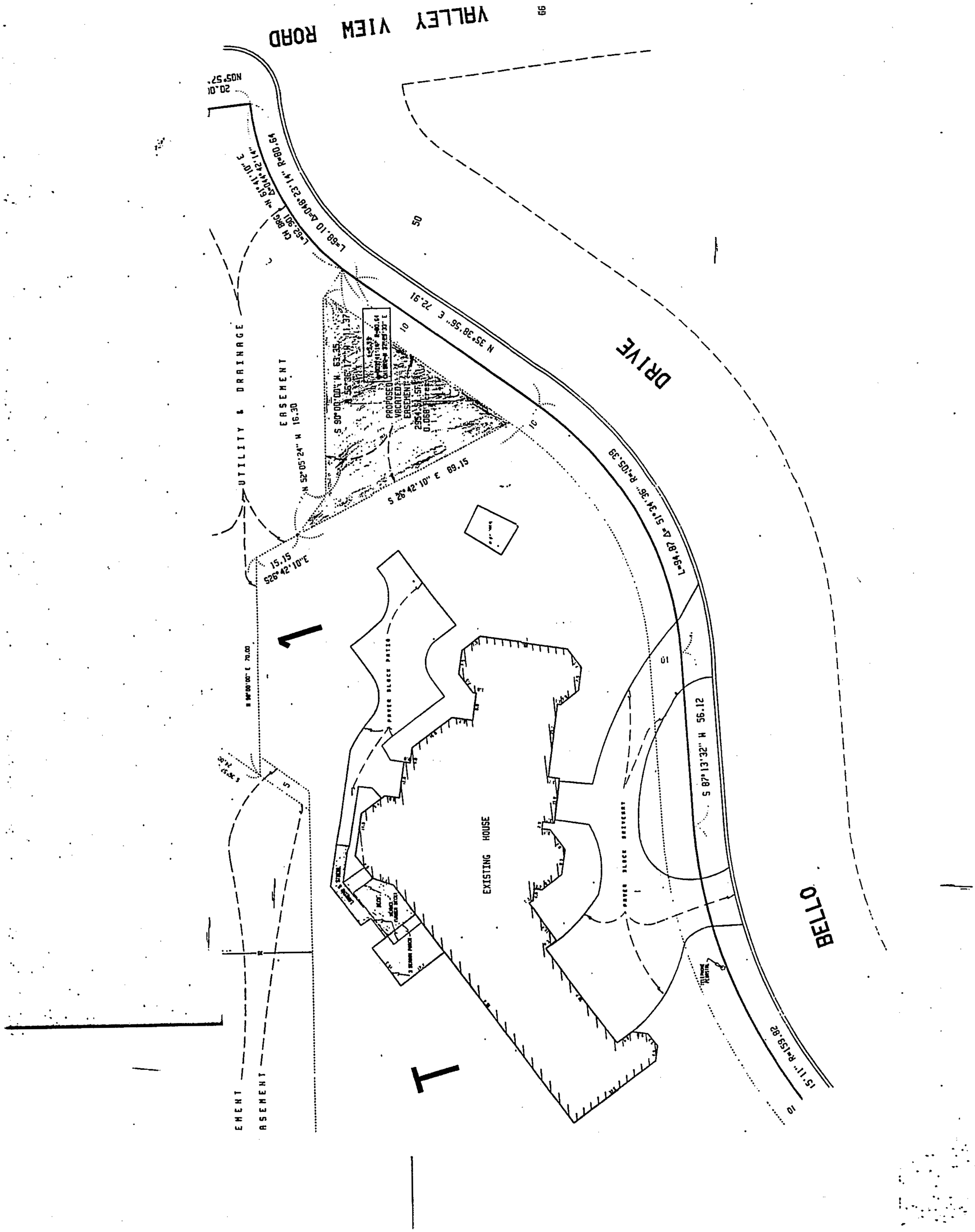


KEY:

TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB

NOTE:

BASE INFORMATION TAKEN FROM AS-BUILT SURVEY DATED 3-26-96 BY MCCOMBS FRANK ROOS ASSOC. INC.



VALLEY VIEW ROAD
DRIVE
BELLO
EXISTING HOUSE
UTILITY & DRAINAGE
EASEMENT
N 35°38'56" E 72.91
S 26°42'10" E 89.15
N 52°05'24" W 16.30
S 87°13'32" W 56.12
15.15
S26°42'10"E
PROPOSED
VACATED
EASEMENT

REPORT/RECOMMENDATION

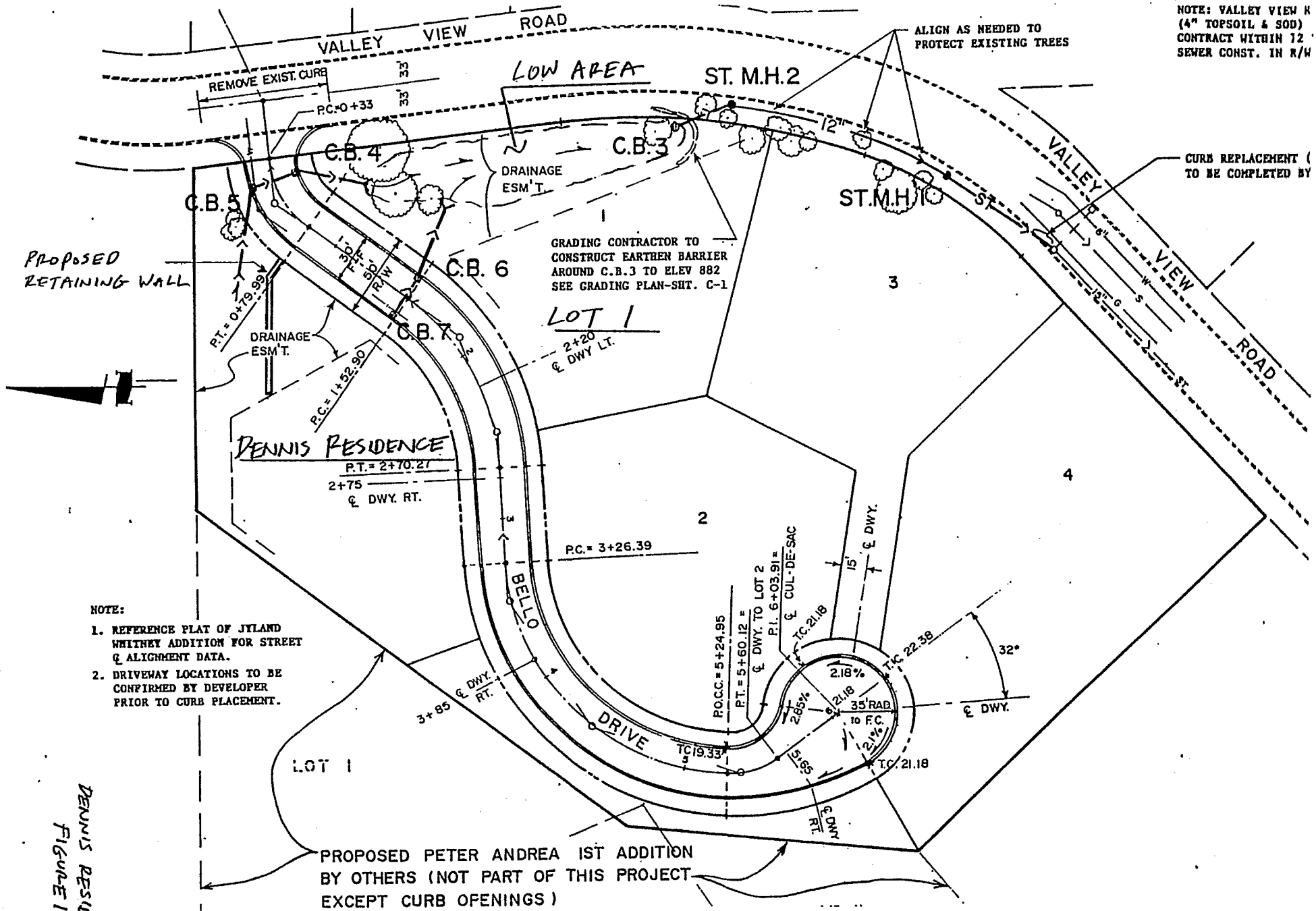
TO:	Mayor & City Council	**Agenda Item #**	III.A.
FROM:	Francis Hoffman City Engineer		☐ **Consent**
		Information Only	☐
		Mgr. Recommends	☐ **To HRA**
DATE:	21 October, 1996		☒ **To Council**
SUBJECT:	Vacation Request for Utility and Drainage Easement as it Relates to Lot 1, Block 1, Jyland Dennis Addition	**Action**	☒ **Motion**
			☐ **Resolution**
			☐ **Ordinance**
			☐ **Discussion**

Recommendation:

Vacate portion of utility and drainage easement as requested.

Info/Background:

The property owner at 14 Bello Drive has requested that a portion of the utility and drainage easement at the easterly end of the lot be vacated (see attached sketch). The City required that a hydrologic review be conducted of the area in question. The attached response from the consulting engineering firm is considered to be adequate. The staff recommends vacation of the easement as requested. Minnegasco, NSP, Paragon Cable and US West concur with the recommendation.



NOTE:

1. REFERENCE PLAT OF JYLAND WHITNEY ADDITION FOR STREET ℄ ALIGNMENT DATA.
2. DRIVEWAY LOCATIONS TO BE CONFIRMED BY DEVELOPER PRIOR TO CURB PLACEMENT.

DENNIS RESIDENCE
FIGURE 1

McCombs Frank Roos Associates, Inc.

15050 23rd Avenue North, Plymouth, Minnesota 55447-4739

Telephone
612/476-6010
612/476-8532 FAX

Engineers
Planners
Surveyors

September 25, 1996

Mr. Kevin Keenan
Keenan-Sveinen, Inc.
14411 McGinty Road West
Wayzata, Minnesota 55391

SUBJECT: Dennis Residence - 14 Bello Drive
Edina, Minnesota
Additional Hydrologic Information
MFRA #10226

Dear Mr. Keenan:

At your request, McCombs Frank Roos Associates, Inc. (MFRA) has conducted a limited review of hydrologic conditions downstream of the Dennis residence. This letter augments our July 24, 1996 hydrologic study.

In summary, construction of the Dennis residence retaining wall will minimally increase storm water flowrates received by the low area south of Bello Drive next to Valley View Road. However, the total volume of runoff will not be changed with the construction. The increase flowrate should have no appreciable effect on the low area's water level, trees and vegetation, or ability of the downstream storm sewer system to accommodate local drainage.

MFRA's previous letter reviewed changed hydrologic conditions by a proposed retaining wall at the Dennis residence. The City engineer reviewed that study and requested additional analysis of these changed hydrologic conditions on the low area within Lot 1 of the Jyland Whitney Addition. For this additional review, MFRA visited the site, but no surveying was conducted. The low area is within an existing drainage easement and is approximately 0.2 acres. The bottom is 8 to 10 feet below Valley View Road near Bello Drive, and 2 feet below Valley View Road further south. The bottom is vegetated with many small diameter trees and three 18-27" Oaks. Drainage into the area comes from two storm sewer pipes under Bello Drive, mainly emanating from the Jyland Whitney Addition (see Figure 1). The low area drains through a catchbasin into City storm sewer in Valley View Road. Much of the low area is lower in elevation than the outlet catchbasin. This allows standing water after smaller rainfall events. In larger events, ponded water would flow into the outlet catchbasin and be discharged into City storm sewer. Due to this summer's dry weather, it is difficult to determine "typical" water levels in the low area. It appears that small events will percolate into the soil with only limited runoff to the outlet catchbasin.

If the outlet catchbasin becomes plugged or cannot convey the runoff, ponded water would rise approximately 2 feet above the catchbasin and drain over land south to Valley View Road. The lowest opening on the existing house on Lot 1 is more than 6 feet above the overflow elevation.

According to MFRA's earlier study, the proposed retaining wall at the Dennis residence will not increase water levels on that lot for a 5-year or 100-year storm event. However, the study shows that the discharge rates for the outlet pipe (and received by the subject low area) will be increased from 0.87 cfs to 0.93 cfs, and 3.06 cfs to 3.22 cfs for the 5-year and 100-year events, respectively. This correlates to 5 to 7 percent flow rate increases. For comparison purposes, the other outlet under Bello Drive also draining into the subject low area, has been designed to convey more than 6 cfs. It is our opinion that this small increase in flow rates due to the construction of the retaining wall on the Dennis residence, can be adequately conveyed within the outlet catchbasin and storm sewer downstream and will generally stay within the dedicated drainage easement, and not cause flooding problems to the adjacent home and yard, nor exacerbate distress on the low area's vegetation.

We trust this letter has adequately addressed the City's concerns and potential impacts off-site. If you have any questions or need additional information, please call me at 476-6010.

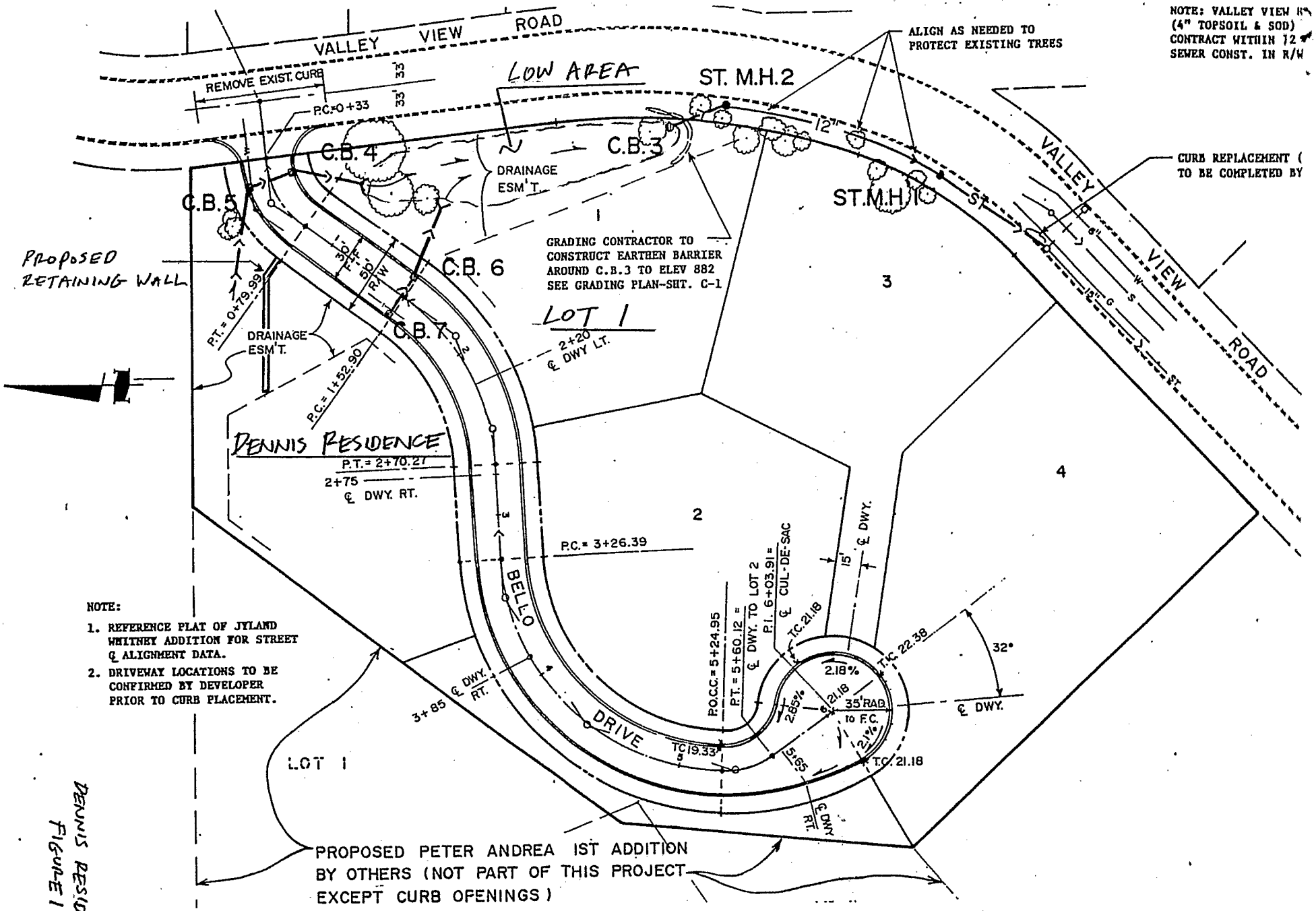
Very truly yours,

McCOMBS FRANK ROOS ASSOCIATES, INC.

Daniel M. Parks, P.E.

DMP:jb
e:main:10226:dmp9-25

CC: FRAN HUFFMAN - CITY OF EDINA



DENNIS RESIDENCE
FIGURE 1

McCombs Frank Roos Associates, Inc.
15050 23rd Avenue North, Plymouth, Minnesota 55447-4739
Telephone 612/476-6010
612/476-8532 FAX
Engineers Planners Surveyors

FACSIMILE COVER SHEET

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

Recipient: FRAN HOFFMAN

Company Name: CITY OF EDINA

Fax #: 927-7645

THIS FAX IS BEING SENT BY:

Name: DANIEL PARKS

Date: 10-14-96 **MFRA #** _____

Project Name: DENNIS RESIDENCE - 14 BELLA DRIVE

Subject: ADDITIONAL HYDROLOGIC INFO.
RE: EASEMENT VACATION - RETAINING WALL CONSTRUCTION.

IF YOU DO NOT RECEIVE 4 PAGES, INCLUDING THIS COVER SHEET, PLEASE CONTACT _____ AT (612) 476-6010, EXT. _____

REMARKS: FRAN - I UNDERSTAND YOU HAVE NOT YET SEEN THE ATTACHED LETTER. SORRY FOR THE DELAY. I'LL SEND A CLEAN COPY IN TONIGHTS MAIL.
PLEASE LET ME KNOW IF MY ATTENDANCE WOULD BE HELPFUL AT THE NEXT CITY MEETING DISCUSSING THIS SUBJECT - THANKS!

Hard Copy to follow by Mail: _____ Yes _____ No

McCombs Frank Roos Associates, Inc.
15050 23rd Avenue North, Plymouth, Minnesota 55447-4739
Telephone
612/476-6010
612/476-8532 FAX
Engineers
Planners
Surveyors

September 25, 1996

Mr. Kevin Keenan
Keenan-Sveinen, Inc.
14411 McGinty Road West
Wayzata, Minnesota 55391

SUBJECT: Dennis Residence - 14 Bello Drive
Edina, Minnesota
Additional Hydrologic Information
MFRA #10226

Dear Mr. Keenan:

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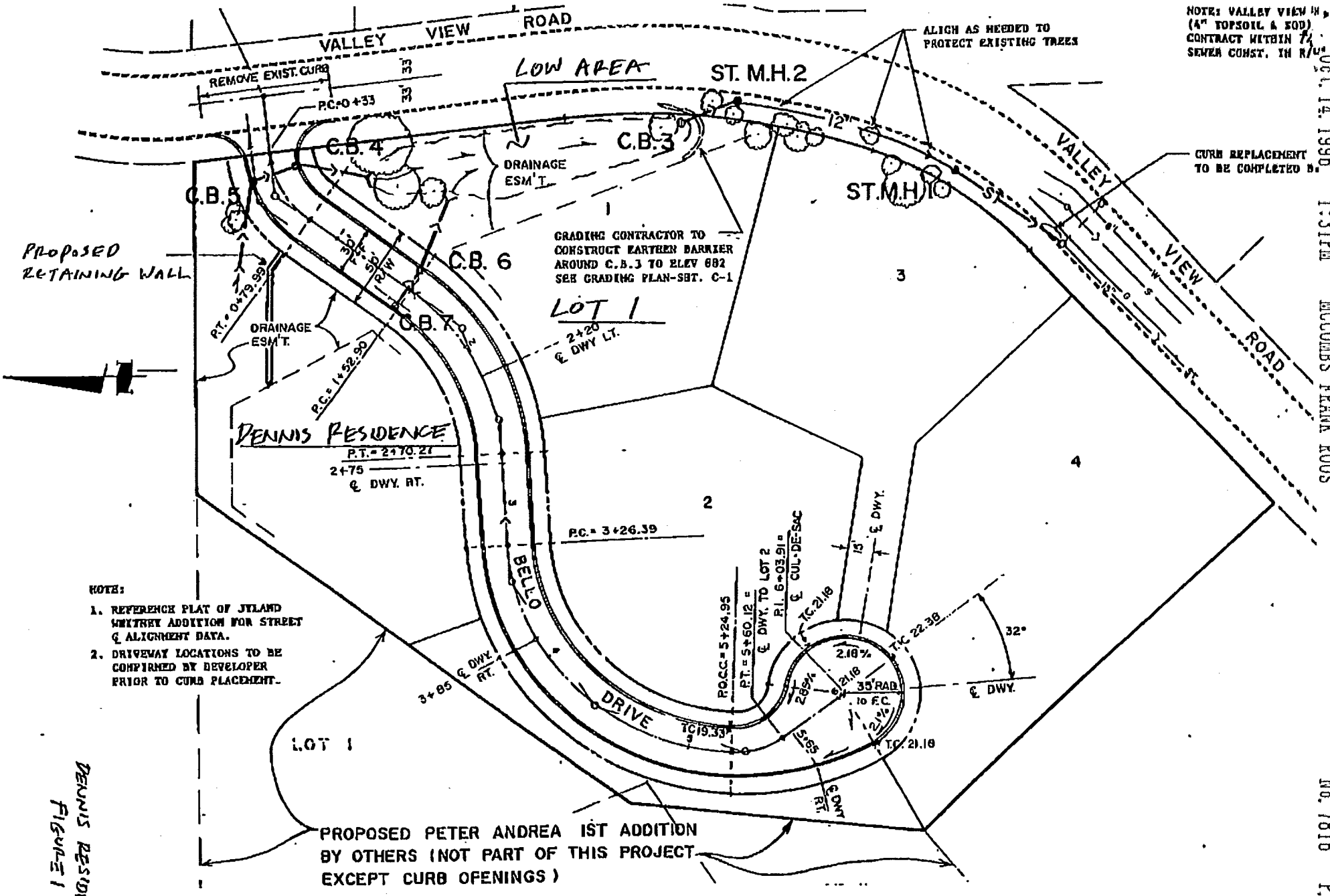
We trust this letter has adequately addressed the City's concerns and potential impacts off-site. If you have any questions or need additional information, please call me at 476-6010.

Very truly yours,

McCOMBS FRANK ROOS ASSOCIATES, INC.

Daniel M. Parks, P.E.

DMP:jb
e:main:10226:dmp9-25



NOTE:

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2. DRIVEWAY LOCATIONS TO BE CONFIRMED BY DEVELOPER PRIOR TO CURB PLACEMENT.

DENNIS RESIDENCE
FIGURE 1

Oct. 14. 1996 1:31PM MCCOMBS FRANK ROOS - No. 7816 P. 4/4

McCombs Frank Roos Associates, Inc.

15050 23rd Avenue North, Plymouth, Minnesota 55447-4739

Telephone
612/476-6010
612/476-8532 FAX

Engineers
Planners
Surveyors

July 24, 1996

Mr. Kevin Keenan
Keenan Sveinen, Inc.
14411 McGinty Road West
Wayzata, Minnesota 55391

SUBJECT: Dennis Residence - 14 Bello Drive
Edina, Minnesota
Hydrologic Study
MFRA #10226

Dear Mr. Keenan:

At your request, McCombs Frank Roos Associates, Inc. (MFRA) has conducted a hydrologic study of the subject property and its tributary drainage area. The analysis reviewed the ponding conditions on-site subsequent to rainfall and expected changes to the pond high water level if a retaining wall is constructed within the low area. Our analysis shows that a retaining wall could be constructed as shown on Figure 1 - Alternate 3, without raising the ponded water level above existing conditions. Since the low area and proposed retaining wall is within an existing utility and drainage easement, the information in this report and your intent for a retaining wall, should be discussed with City staff for appropriate review and approvals before construction.

The remaining portion of this letter identifies methodology, alternatives reviewed and the results of the hydrologic analysis.

For the hydrologic analysis, MFRA utilized the HydroCAD computer program, available aerial and topographic maps, and street and utility construction plans. HydroCAD is an SCS-TR20 based computer model frequently used in the Metropolitan area for hydrologic analysis. The drainage area for this project is approximately 2.39 acres as shown on Figure 2. The drainage area was determined by a site visit and corroborated by 1977 topographic maps. The drainage area is comprised of steeply wooded areas, grassy yards and impervious surfaces from houses and paved areas. The drainage area is primarily from the backyard of six residences and contains no direct runoff from streets or storm sewers. The ponding area on the subject project and the major focus of this study, is the low non-wetland depressional area with tall grasses and some trees. The low area is drained by a 12-inch concrete pipe under Bello Drive and outletting into a shallow ditch along Valley View Road. The physical characteristics and topography of the low area and outlet pipe is shown on Figure 3 - Boundary and Topographic Survey (attached). Further information on the outlet pipe was obtained from the street and storm sewer plan and profile prepared for the Jyland Whitney Addition.

Since there is not a detailed Hennepin County Soil Survey for the project site, the surface soils were assumed to be a moderately to well drained glacial till deposit. This type of material is consistent with nearby soil survey information. Using the land use information and the soils type (Type B), a curve number (CN - a measure of the soils and land use potential to shed runoff) of 65 was used in the analysis. To determine the time of concentration (TC - a measure of the watershed response to precipitation and runoff) we utilized the SCS-TR55 method for overland flow conditions and determined a TC of 20 minutes.

The proposed ponding conditions with a retaining wall within the low area, is shown on Figure 4 - Alternate 1 and Figure 1 - Alternate 3. The remaining characteristics of the tributary watershed remained the same as the existing conditions. The hydrologic analysis reviewed peak inflow and outflow rates of the ponding area, and peak pond elevations for the existing and proposed conditions. The analysis included the review of a 5-year and 100-year 24-hour events. The HydroCAD watershed information and complete results of the analysis are attached to this letter. The results are summarized in the table below:

Hydrologic Analysis Results

	5-Year	100-Year	5-Year	100-Year	5-Year	100-Year
Peak Flow Rate	0.87 cfs	3.06 cfs	1.11	3.42	0.93	3.22
Peak Elevation	880.2	880.9	880.2	881.1	880.2	880.9

Although not specifically field surveyed with this analysis, the existing 100-year elevation of 880.9 is very near the northern property line of the subject property. Should the ponded water be elevated, it would likely expand north on to the adjacent property.

I trust this report adequately addresses the analysis you requested and the potential impacts on the ponded water levels should the retaining wall be constructed. If you have any questions or need additional information, please call me at 476-6010.

Very truly yours,

McCOMBS FRANK ROOS ASSOCIATES, INC.

Daniel M. Parks, P.E.

DMP:jb
Enclosures
e:main:10226/dmp7-22

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Hydrologic Analysis Results

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	5-Year	100-Year	5-Year	100-Year	5-Year	100-Year
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Daniel M. Parks, P.E.

DMP:jb
Enclosures
e:main:10226/dmp7-22

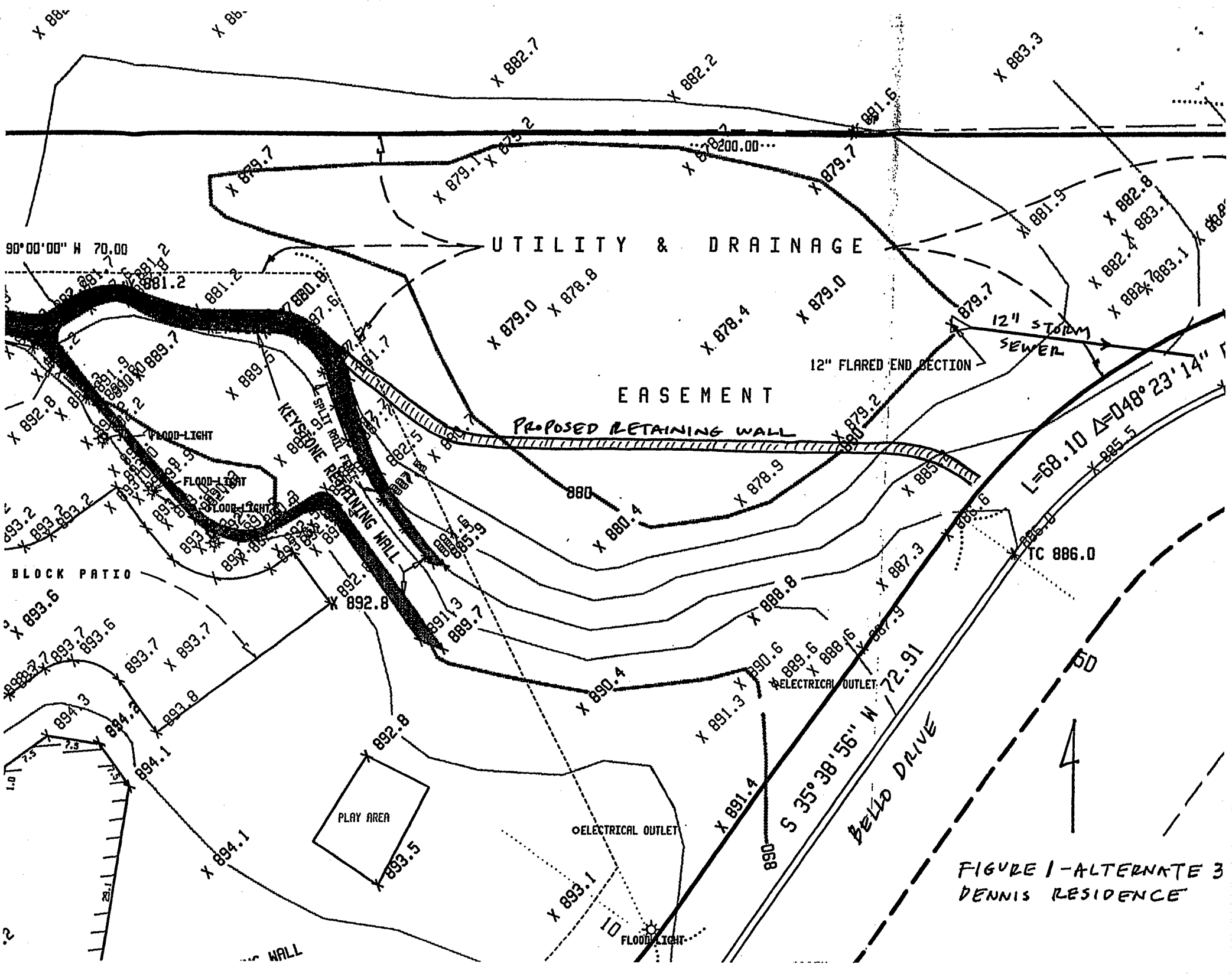


FIGURE 1-ALTERNATE 3
DENNIS RESIDENCE

FIGURE 2 - DRAINAGE AREA
DENNIS RESIDENCE

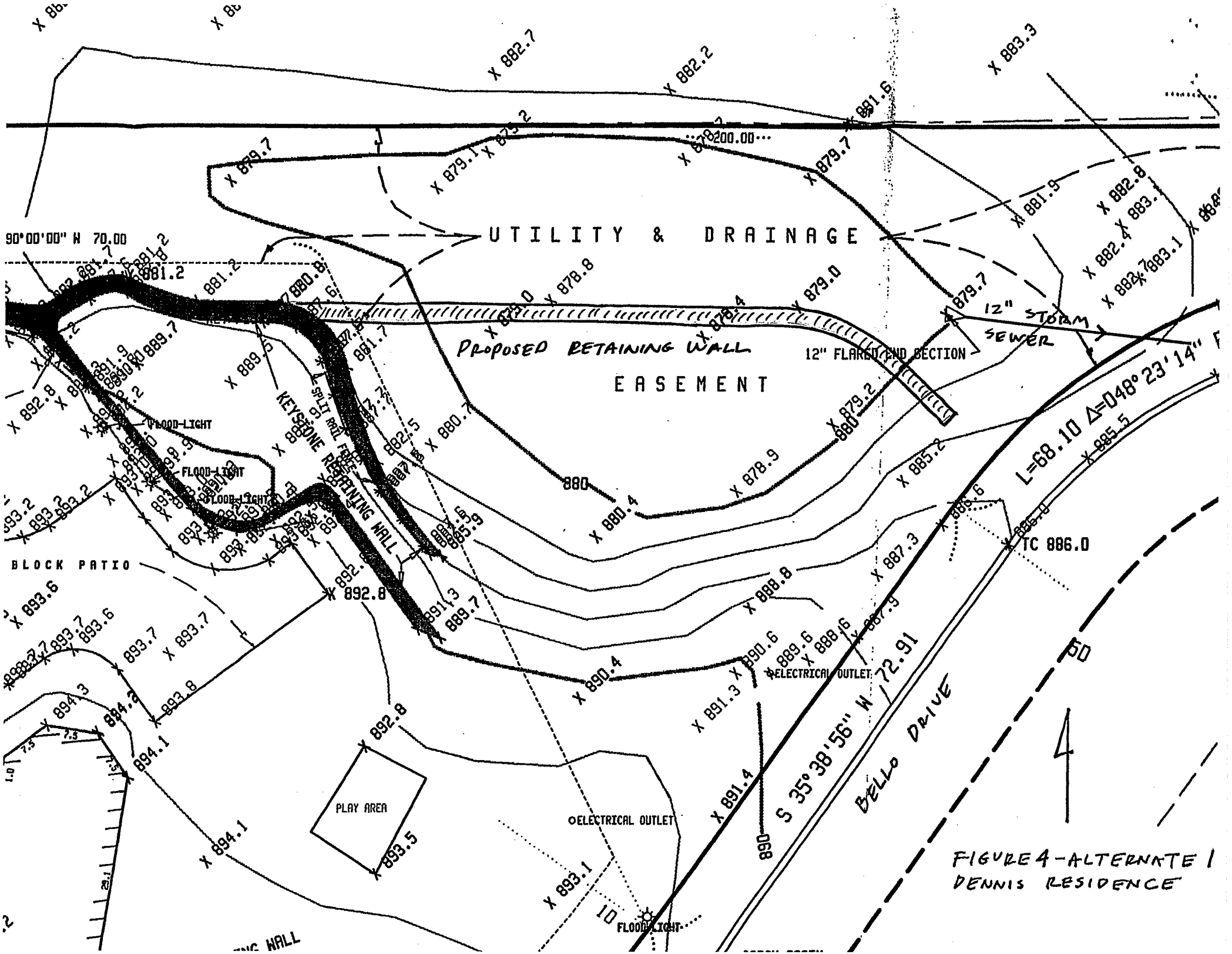


FIGURE 4 - ALTERNATE I
DENNIS RESIDENCE

RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 3.6 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--		WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	2.39	20.0	13%98 41%60 46%61	-	65	-	1.79	12.11	.14

POND ROUTING BY STOR-IND METHOD

POND NO.	START ELEV. (FT)	FLOOD ELEV. (FT)	PEAK ELEV. (FT)	PEAK STORAGE (AF)	PEAK FLOW Qin (CFS)	PEAK FLOW Qout (CFS)	PEAK FLOW Qpri (CFS)	PEAK FLOW Qsec (CFS)	---Qout--- ATTEN. (%)	---Qout--- LAG (MIN)
1	879.7	885.0	880.2	.03	1.79	.87			52	15.0

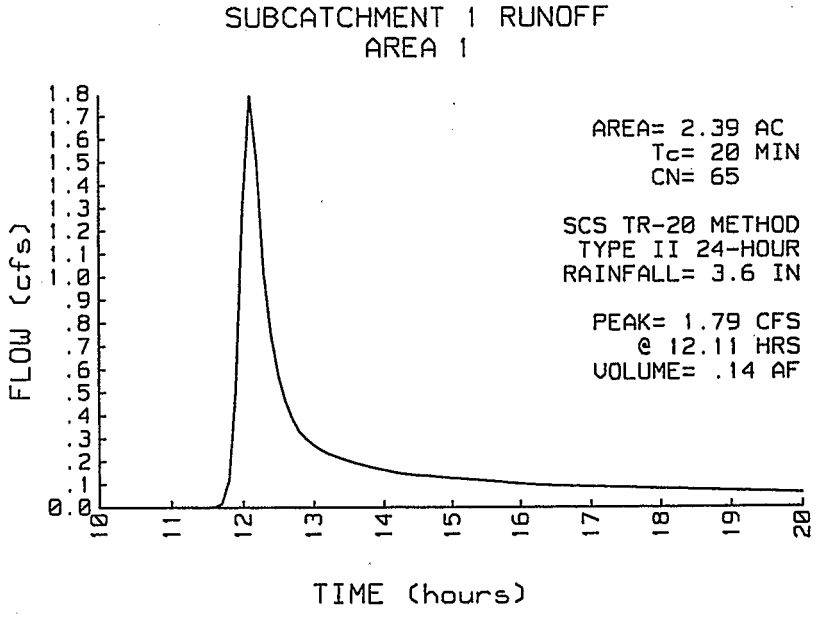
SUBCATCHMENT 1 **AREA 1**

PEAK= 1.79 CFS @ 12.11 HRS, VOLUME= .14 AF

ACRES	CN	
.30	98	HARD SURFACES
.99	60	WOODED
1.10	61	GRASSY YARDS
2.39	65	

SCS TR-20 METHOD
TYPE II 24-HOUR
RAINFALL= 3.6 IN
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	**STEEP WOODS AND GRASSY LAWNS**	20.0



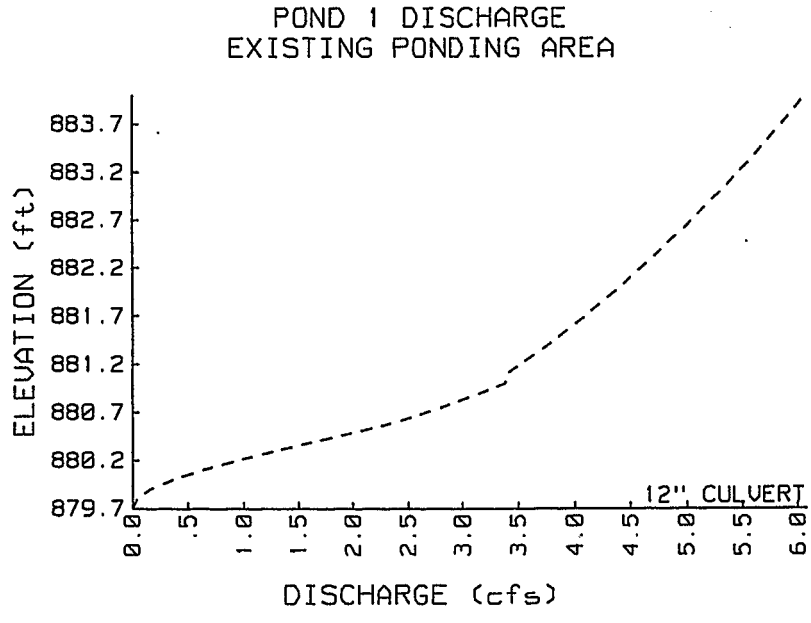
POND 1 **EXISTING PONDING AREA**

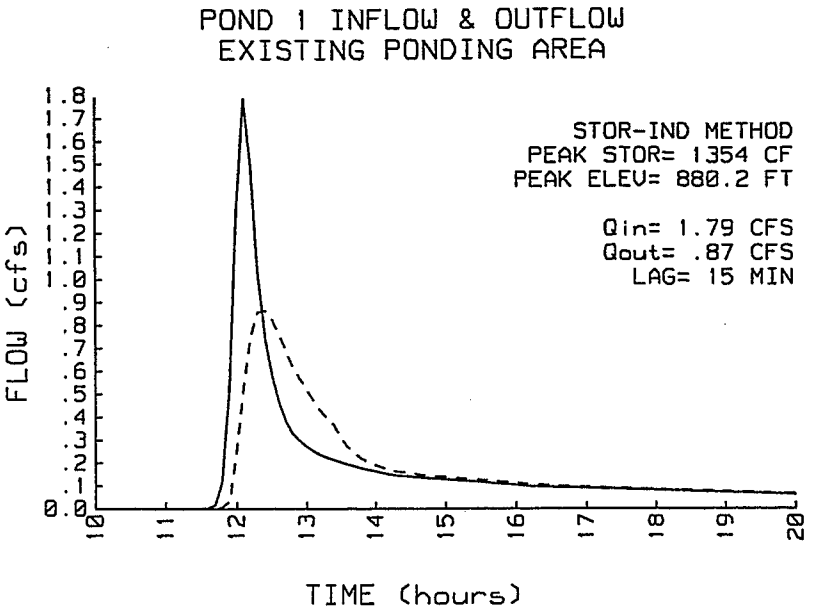
Qin = 1.79 CFS @ 12.11 HRS, VOLUME= .14 AF
Qout= .87 CFS @ 12.36 HRS, VOLUME= .14 AF, ATTEN= 52%, LAG= 15.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)
879.7	0	0	0
880.0	3301	495	495
882.0	6476	9777	10272
884.0	10543	17019	27291

STOR-IND METHOD
PEAK STORAGE = 1354 CF
PEAK ELEVATION= 880.2 FT
FLOOD ELEVATION= 885.0 FT
START ELEVATION= 879.7 FT
SPAN= 10-20 HRS, dt=.1 HRS
Tdet= 30.3 MIN (.14 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	879.7'	**12" CULVERT**
			n=.012 L=114' S=.008'/' Ke=.5 Cc=.9 Cd=.6




POND 1 INFLOW & OUTFLOW
EXISTING PONDING AREA
STOR-IND METHOD
PEAK STOR= 1354 CF
PEAK ELEV= 880.2 FT
Qin= 1.79 CFS
Qout= .87 CFS
LAG= 15 MIN
FLOW (cfs)
0.0
.1
.2
.3
.4
.5
.6
.7
.8
.9
1.0
1.1
1.2
1.3
1.4
1.5
1.6
1.7
1.8
10
11
12
13
14
15
16
17
18
19
20
TIME (hours)

RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 6.0 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--		WGT'D CN		C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	2.39	20.0	13%98 41%60 46%61	-	65	-		5.97	12.09	.42

POND ROUTING BY STOR-IND METHOD

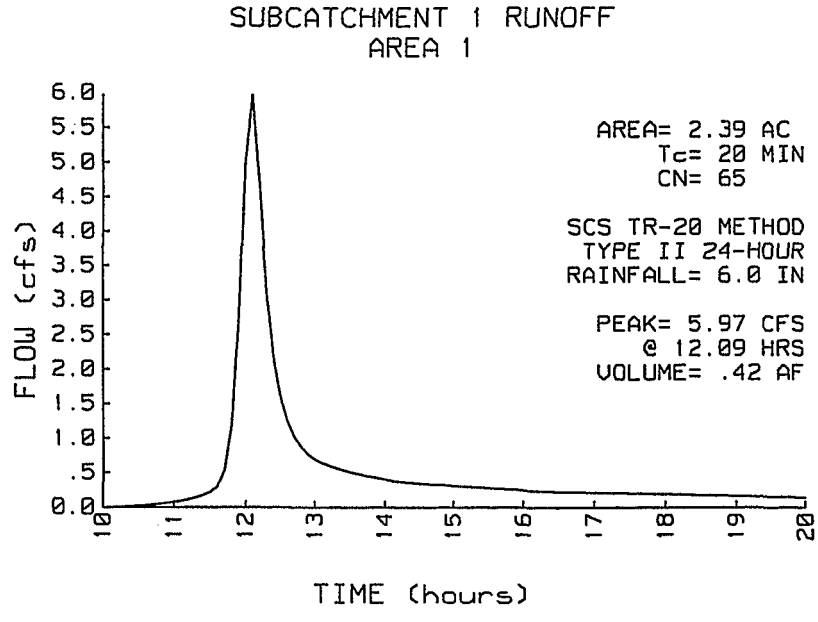
POND NO.	START ELEV. (FT)	FLOOD ELEV. (FT)	PEAK ELEV. (FT)	PEAK STORAGE (AF)	PEAK FLOW Qin (CFS)	PEAK FLOW Qout (CFS)	PEAK FLOW Qpri (CFS)	PEAK FLOW Qsec (CFS)	---Qout--- ATTEN. (%)	---Qout--- LAG (MIN)
1	879.7	885.0	880.9	.11	5.97	3.06			49	13.5

SUBCATCHMENT 1 **AREA 1**

PEAK= 5.97 CFS @ 12.09 HRS, VOLUME= .42 AF

ACRES	CN		
.30	98	HARD SURFACES	SCS TR-20 METHOD
.99	60	WOODED	TYPE II 24-HOUR
1.10	61	GRASSY YARDS	RAINFALL= 6.0 IN
2.39	65		SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	**STEEP WOODS AND GRASSY LAWNS**	20.0



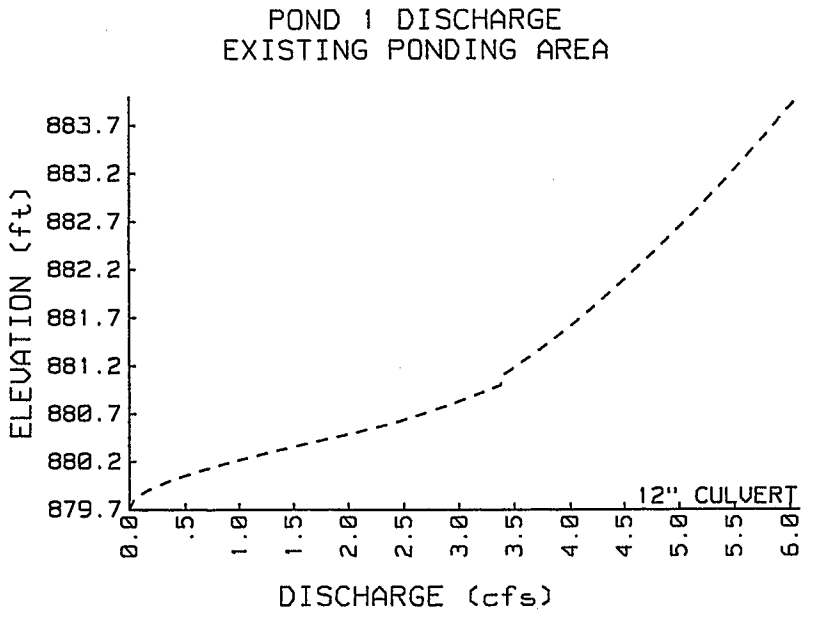
POND 1 **EXISTING PONDING AREA**

Qin = 5.97 CFS @ 12.09 HRS, VOLUME= .42 AF
Qout= 3.06 CFS @ 12.32 HRS, VOLUME= .42 AF, ATTEN= 49%, LAG= 13.5 MIN

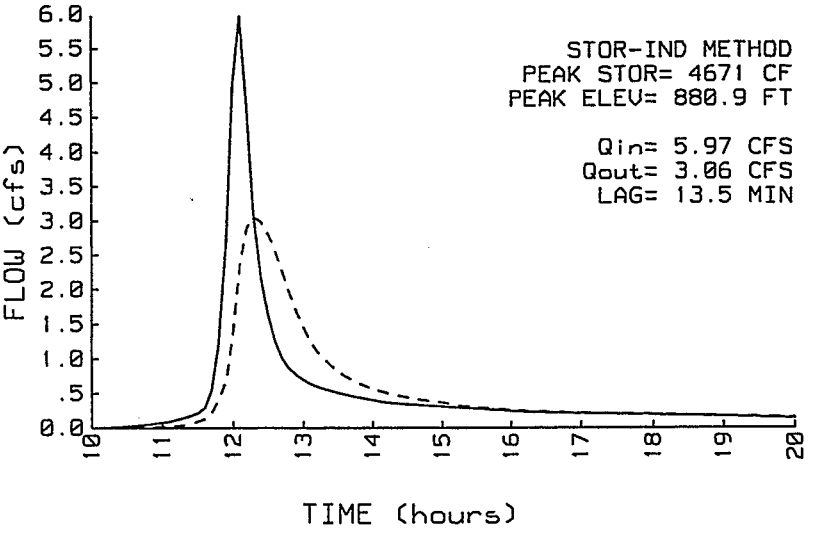
ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)
879.7	0	0	0
880.0	3301	495	495
882.0	6476	9777	10272
884.0	10543	17019	27291

STOR-IND METHOD
PEAK STORAGE = 4671 CF
PEAK ELEVATION= 880.9 FT
FLOOD ELEVATION= 885.0 FT
START ELEVATION= 879.7 FT
SPAN= 10-20 HRS, dt=.1 HRS
Tdet= 25.5 MIN (.42 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	879.7'	**12" CULVERT**
			n=.012 L=114' S=.008'/' Ke=.5 Cc=.9 Cd=.6



POND 1 INFLOW & OUTFLOW
EXISTING PONDING AREA



RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 3.6 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--		WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	2.39	20.0	13%98 41%60 46%61	-	65	-	1.79	12.11	.14

POND ROUTING BY STOR-IND METHOD

POND NO.	START ELEV. (FT)	FLOOD ELEV. (FT)	PEAK ELEV. (FT)	PEAK STORAGE (AF)	PEAK FLOW Qin (CFS)	PEAK FLOW Qout (CFS)	PEAK FLOW Qpri (CFS)	PEAK FLOW Qsec (CFS)	---Qout--- ATTEN. (%)	---Qout--- LAG (MIN)
1	879.7	885.0	880.2	.02	1.79	1.11			38	11.4

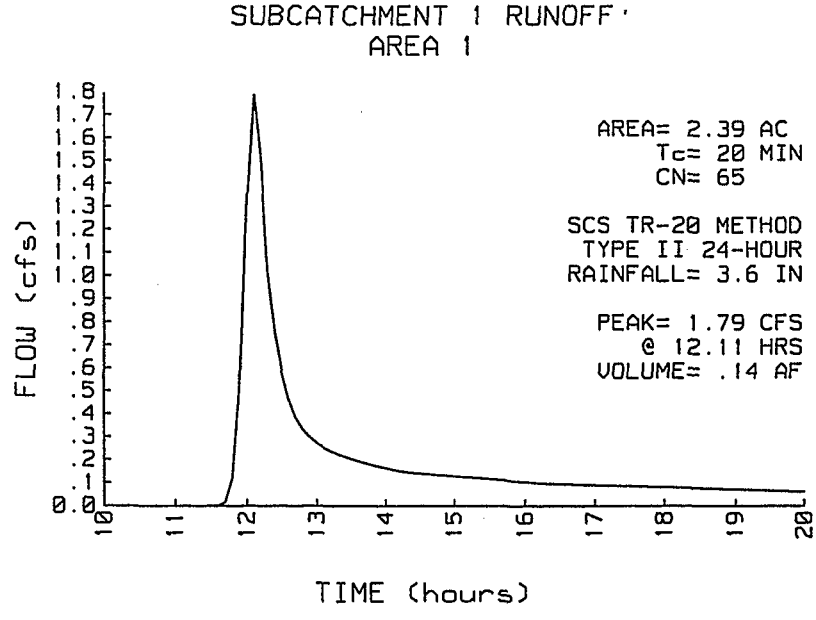
SUBCATCHMENT 1 **AREA 1**

PEAK= 1.79 CFS @ 12.11 HRS, VOLUME= .14 AF

ACRES	CN	
.30	98	HARD SURFACES
.99	60	WOODED
1.10	61	GRASSY YARDS
2.39	65	

SCS TR-20 METHOD
TYPE II 24-HOUR
RAINFALL= 3.6 IN
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	**STEEP WOODS AND GRASSY LAWNS**	20.0



POND 1 **PONDING AREA**

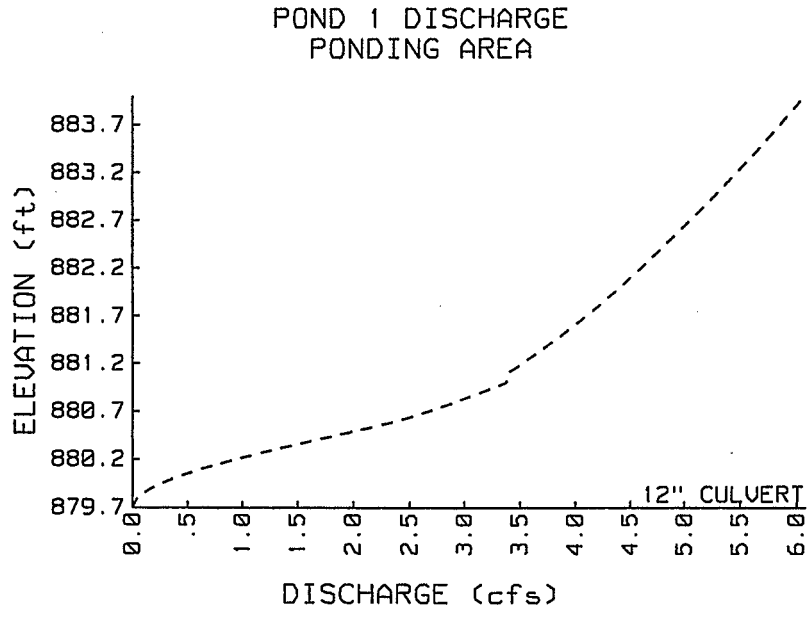
Qin = 1.79 CFS @ 12.11 HRS, VOLUME= .14 AF
Qout= 1.11 CFS @ 12.30 HRS, VOLUME= .14 AF, ATTEN= 38%, LAG= 11.4 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)
879.7	0	0	0
880.0	1901	285	285
882.0	4294	6195	6480
884.0	8008	12302	18782

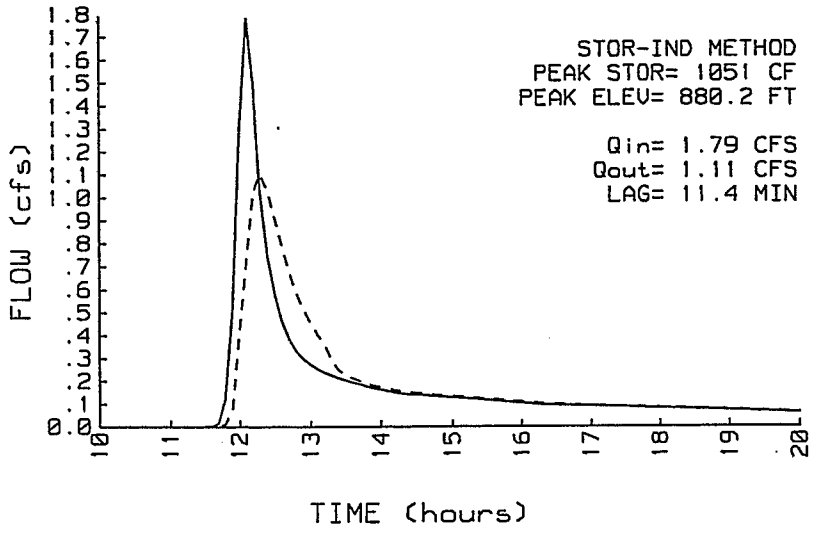
STOR-IND METHOD
PEAK STORAGE = 1051 CF
PEAK ELEVATION= 880.2 FT
FLOOD ELEVATION= 885.0 FT
START ELEVATION= 879.7 FT
SPAN= 10-20 HRS, dt=.1 HRS
Tdet= 18.2 MIN (.14 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	879.7'	**12" CULVERT**

n=.012 L=114' S=.008'/' Ke=.5 Cc=.9 Cd=.6



POND 1 INFLOW & OUTFLOW
PONDING AREA



RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 6.0 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN		C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	2.39	20.0	13%98	41%60	46%61	-	65	-		5.97	12.09	.42

POND ROUTING BY STOR-IND METHOD

POND NO.	START ELEV. (FT)	FLOOD ELEV. (FT)	PEAK ELEV. (FT)	PEAK STORAGE (AF)	PEAK FLOW Qin (CFS)	PEAK FLOW Qout (CFS)	PEAK FLOW Qpri (CFS)	PEAK FLOW Qsec (CFS)	Qout ATTEN. (%)	Qout LAG (MIN)
1	879.7	885.0	881.1	.09	5.97	3.42			43	12.2

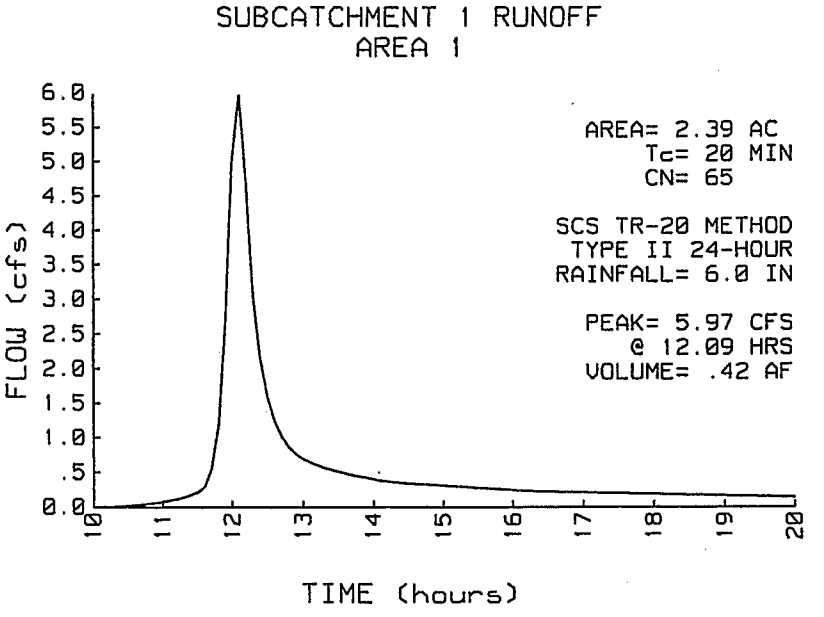
SUBCATCHMENT 1 **AREA 1**

PEAK= 5.97 CFS @ 12.09 HRS, VOLUME= .42 AF

ACRES	CN	
.30	98	HARD SURFACES
.99	60	WOODED
1.10	61	GRASSY YARDS
2.39	65	

SCS TR-20 METHOD
TYPE II 24-HOUR
RAINFALL= 6.0 IN
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	**STEEP WOODS AND GRASSY LAWNS**	20.0



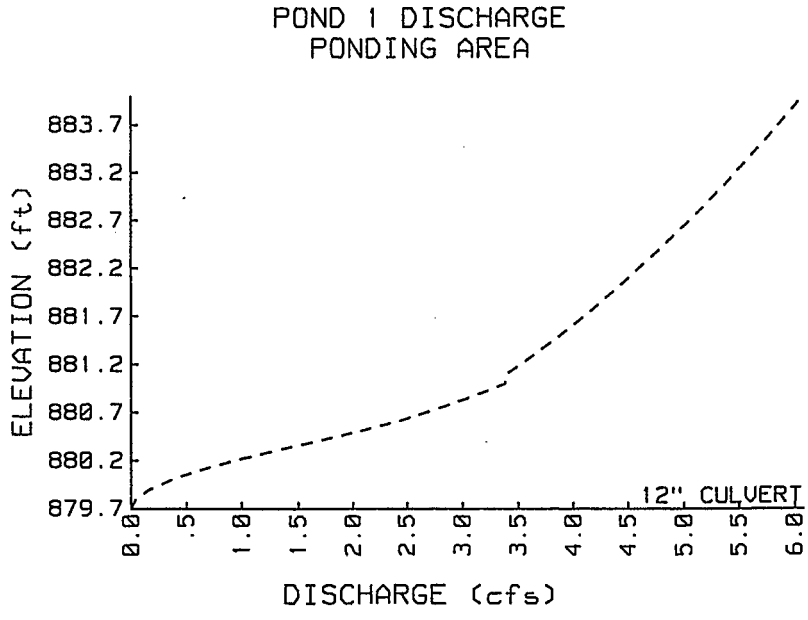
POND 1 **PONDING AREA**

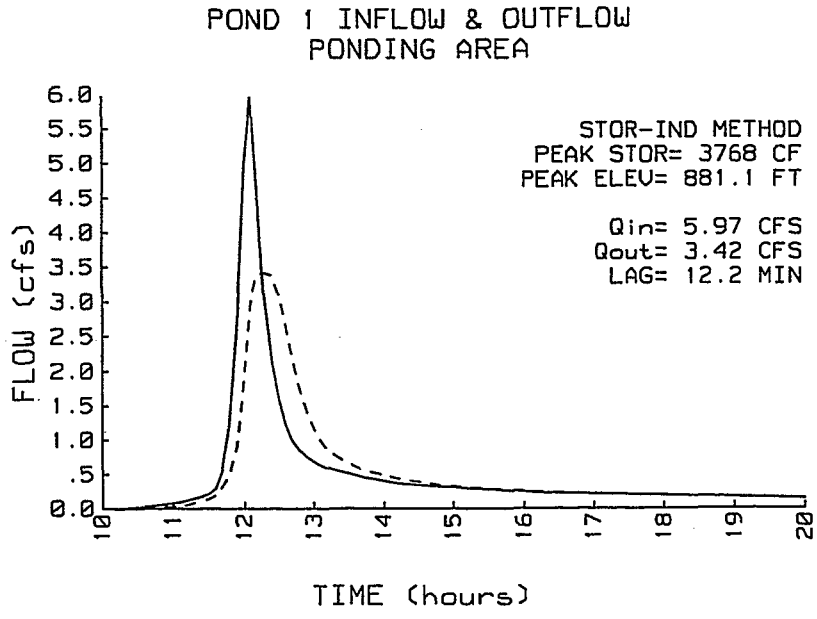
Qin = 5.97 CFS @ 12.09 HRS, VOLUME= .42 AF
Qout= 3.42 CFS @ 12.30 HRS, VOLUME= .42 AF, ATTEN= 43%, LAG= 12.2 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)
879.7	0	0	0
880.0	1901	285	285
882.0	4294	6195	6480
884.0	8008	12302	18782

STOR-IND METHOD
PEAK STORAGE = 3768 CF
PEAK ELEVATION= 881.1 FT
FLOOD ELEVATION= 885.0 FT
START ELEVATION= 879.7 FT
SPAN= 10-20 HRS, dt=.1 HRS
Tdet= 16 MIN (.42 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	879.7'	**12" CULVERT**
			n=.012 L=114' S=.008'/' Ke=.5 Cc=.9 Cd=.6




POND 1 INFLOW & OUTFLOW
PONDING AREA
STOR-IND METHOD
PEAK STOR= 3768 CF
PEAK ELEV= 881.1 FT
Qin= 5.97 CFS
Qout= 3.42 CFS
LAG= 12.2 MIN
FLOW (cfs)
6.0
5.5
5.0
4.5
4.0
3.5
3.0
2.5
2.0
1.5
1.0
.5
0.0
10
11
12
13
14
15
16
17
18
19
20
TIME (hours)

RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 3.6 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--		WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	2.39	20.0	13%98 41%60 46%61	-	65	-	1.79	12.11	.14

POND ROUTING BY STOR-IND METHOD

POND NO.	START ELEV. (FT)	FLOOD ELEV. (FT)	PEAK ELEV. (FT)	PEAK STORAGE (AF)	PEAK FLOW Qin (CFS)	PEAK FLOW Qout (CFS)	PEAK FLOW Qpri (CFS)	PEAK FLOW Qsec (CFS)	---Qout--- ATTEN. (%)	---Qout--- LAG (MIN)
1	879.7	885.0	880.2	.03	1.79	.93			48	13.8

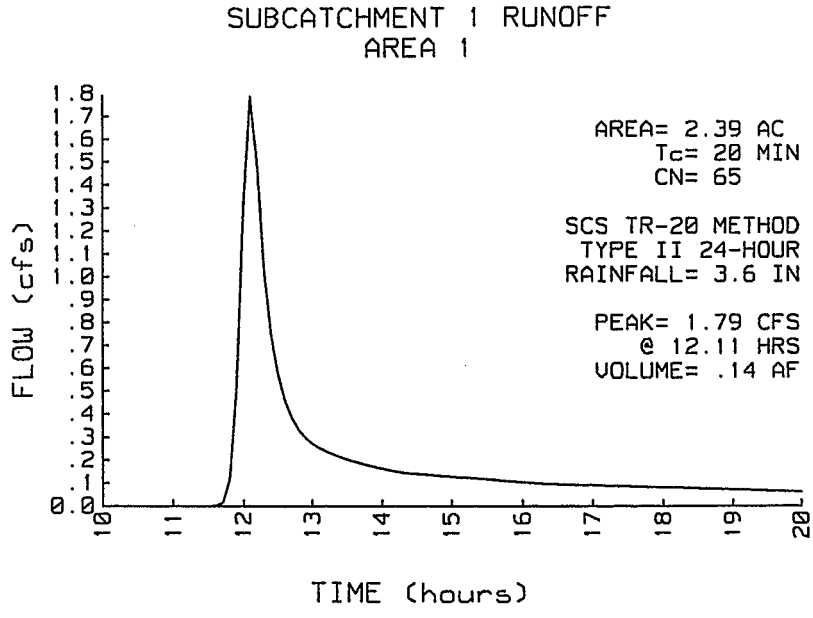
SUBCATCHMENT 1 **AREA 1**

PEAK= 1.79 CFS @ 12.11 HRS, VOLUME= .14 AF

ACRES	CN	
.30	98	HARD SURFACES
.99	60	WOODED
1.10	61	GRASSY YARDS
2.39	65	

SCS TR-20 METHOD
TYPE II 24-HOUR
RAINFALL= 3.6 IN
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	**STEEP WOODS AND GRASSY LAWNS**	20.0



POND 1 **PONDING AREA**

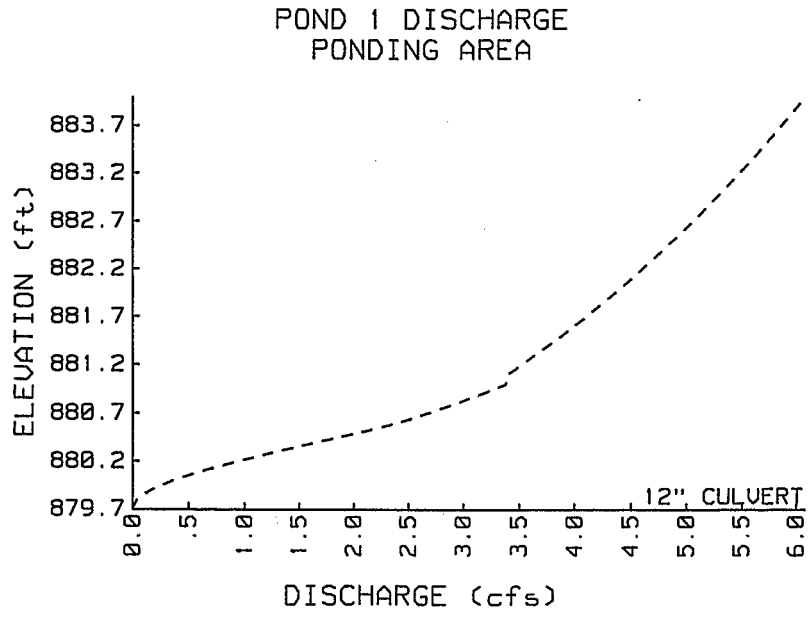
Qin = 1.79 CFS @ 12.11 HRS, VOLUME= .14 AF
Qout= .93 CFS @ 12.34 HRS, VOLUME= .14 AF, ATTEN= 48%, LAG= 13.8 MIN

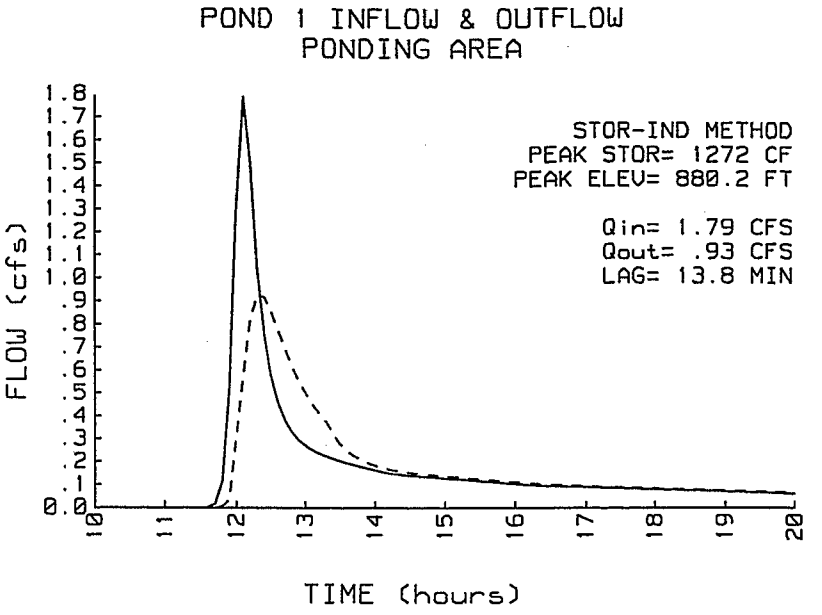
ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)
879.7	0	0	0
880.0	2912	437	437
882.0	5667	8579	9016
884.0	9257	14924	23940

STOR-IND METHOD
PEAK STORAGE = 1272 CF
PEAK ELEVATION= 880.2 FT
FLOOD ELEVATION= 885.0 FT
START ELEVATION= 879.7 FT
SPAN= 10-20 HRS, dt=.1 HRS
Tdet= 27 MIN (.14 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	879.7'	**12" CULVERT**

n=.012 L=114' S=.008'/' Ke=.5 Cc=.9 Cd=.6




POND 1 INFLOW & OUTFLOW
PONDING AREA
STOR-IND METHOD
PEAK STOR= 1272 CF
PEAK ELEV= 880.2 FT
Qin= 1.79 CFS
Qout= .93 CFS
LAG= 13.8 MIN
FLOW (cfs)
0.0
.1
.2
.3
.4
.5
.6
.7
.8
.9
1.0
1.1
1.2
1.3
1.4
1.5
1.6
1.7
1.8
10
11
12
13
14
15
16
17
18
19
20
TIME (hours)

RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 6.0 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN		C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	2.39	20.0	13%98	41%60	46%61	-	65	-		5.97	12.09	.42

POND ROUTING BY STOR-IND METHOD

POND NO.	START ELEV. (FT)	FLOOD ELEV. (FT)	PEAK ELEV. (FT)	PEAK STORAGE (AF)	PEAK FLOW Qin (CFS)	PEAK FLOW Qout (CFS)	PEAK FLOW Qpri (CFS)	PEAK FLOW Qsec (CFS)	---Qout--- ATTEN. (%)	---Qout--- LAG (MIN)
1	879.7	885.0	880.9	.10	5.97	3.22			46	12.8

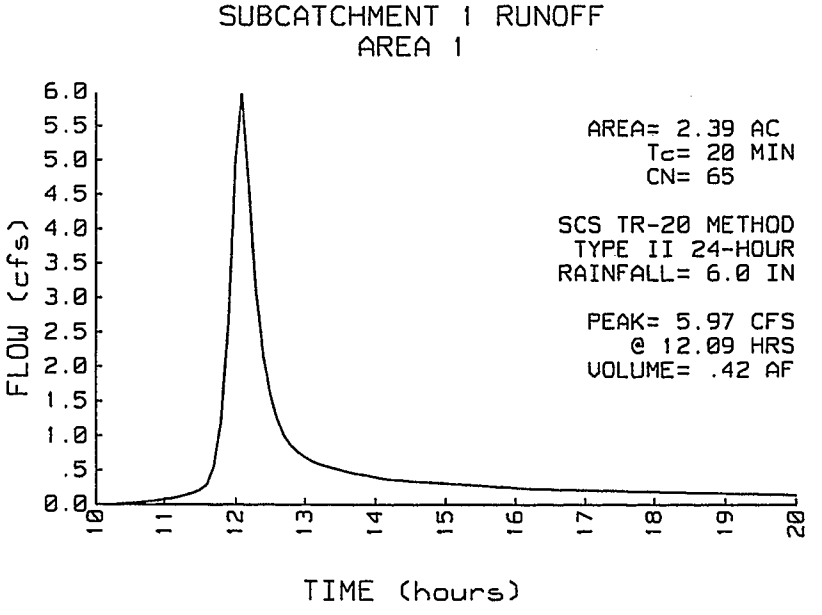
SUBCATCHMENT 1 **AREA 1**

PEAK= 5.97 CFS @ 12.09 HRS, VOLUME= .42 AF

ACRES	CN	
.30	98	HARD SURFACES
.99	60	WOODED
1.10	61	GRASSY YARDS
2.39	65	

SCS TR-20 METHOD
TYPE II 24-HOUR
RAINFALL= 6.0 IN
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	**STEEP WOODS AND GRASSY LAWNS**	20.0



POND 1 **PONDING AREA**

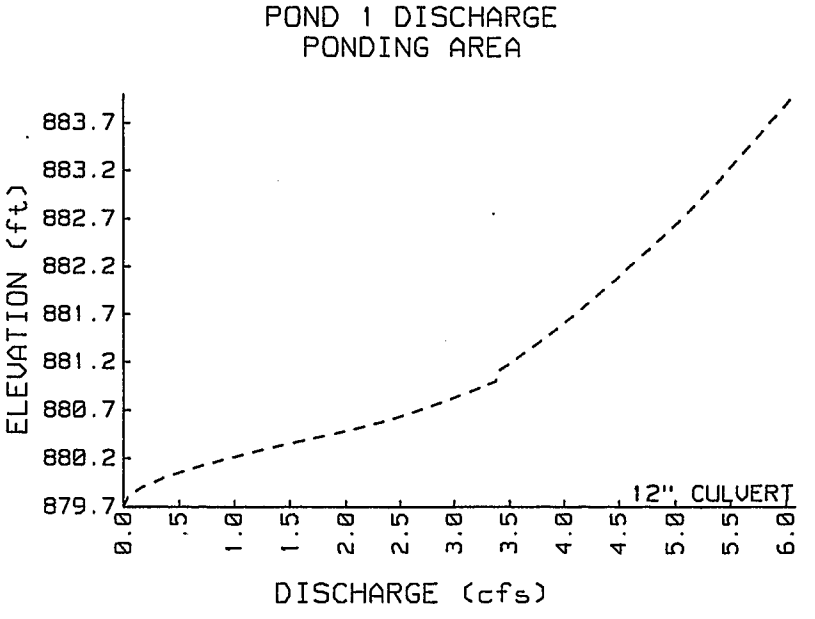
Qin = 5.97 CFS @ 12.09 HRS, VOLUME= .42 AF
Qout= 3.22 CFS @ 12.31 HRS, VOLUME= .42 AF, ATTEN= 46%, LAG= 12.8 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)
879.7	0	0	0
880.0	2912	437	437
882.0	5667	8579	9016
884.0	9257	14924	23940

STOR-IND METHOD
PEAK STORAGE = 4402 CF
PEAK ELEVATION= 880.9 FT
FLOOD ELEVATION= 885.0 FT
START ELEVATION= 879.7 FT
SPAN= 10-20 HRS, dt=.1 HRS
Tdet= 22.6 MIN (.42 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	879.7'	**12" CULVERT**

n=.012 L=114' S=.008'/' Ke=.5 Cc=.9 Cd=.6




DRAINAGE
Easement


IN DRAINAGE
EASEMENT

PROPOSED RETAINING WALL AND EASEMENT

14 BELLO DRIVE

EDINA, MINNESOTA

keenan & sveiven inc.

14411 McGinty Road West
Wayzata, Minnesota 55391
(612) 931-3122

design-build landscape architecture

sheet: _____

drawn by: NK

date: 10-30-96

revisions: _____

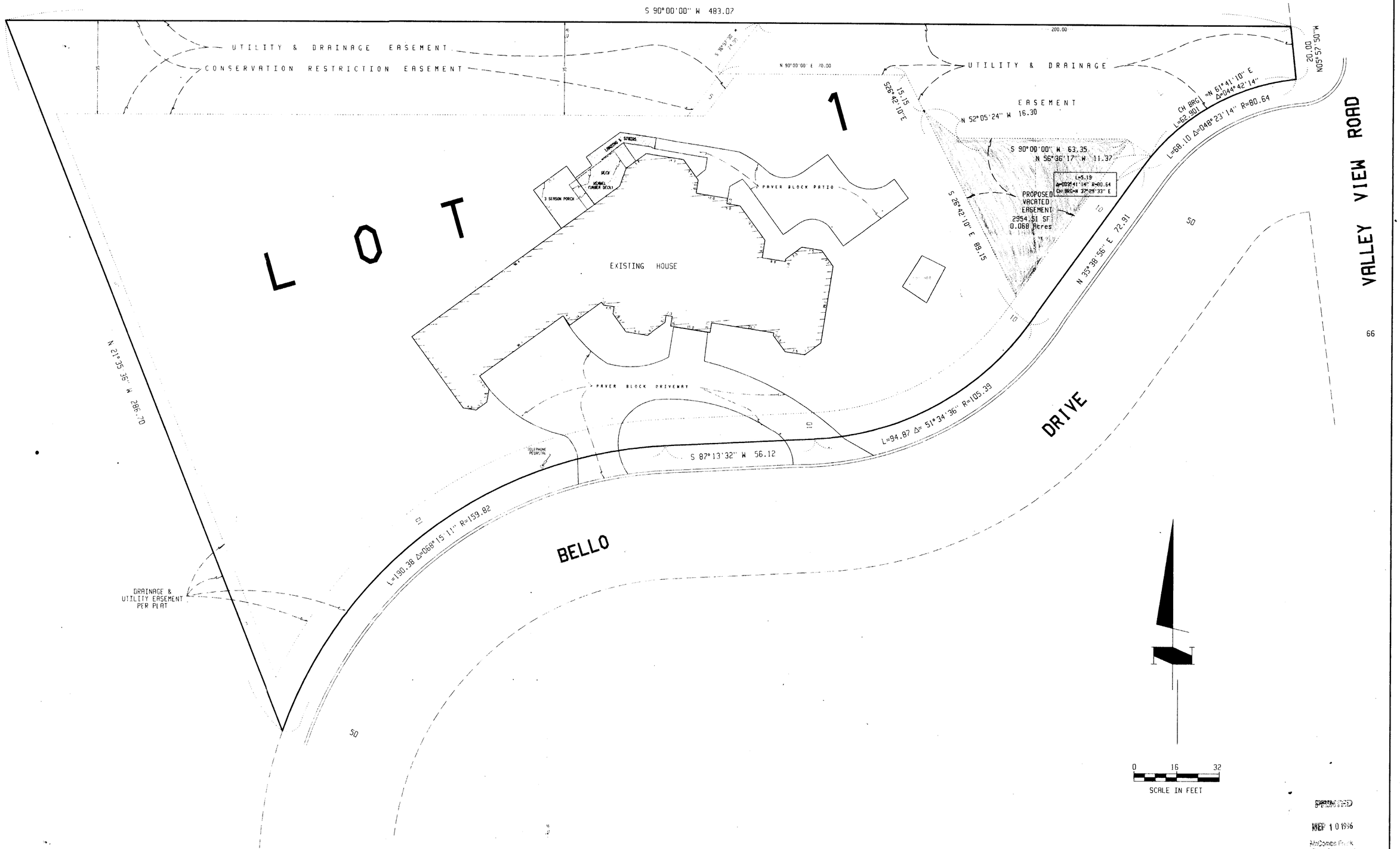
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered LANDSCAPE ARCHITECT under the Laws of the State of MINNESOTA.

signature _____

date 10/30/96 reg. no. 18673

NORTH

SCALE: 1/16" = 1'-0"



RECEIVED
NOV 10 1996
McCombs Frank Roos Assoc., Inc.

NO.	DATE	BY	REMARKS
			REVISIONS

DESIGNED BY
CHECKED BY PAJ
DRAWN BY HDN
APPROVED BY PAJ
DATE 09/09/96
COMM.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Paul A. Johnson
DATE 9-9-96 REG. NO. 16938

McCOMBS FRANK ROOS ASSOCIATES, INC.
15050 23rd Ave. N. Engineers
Plymouth, MN 55447 Planners
612-476-6010 Surveyors

PROPOSED EASEMENT VACATION OF:

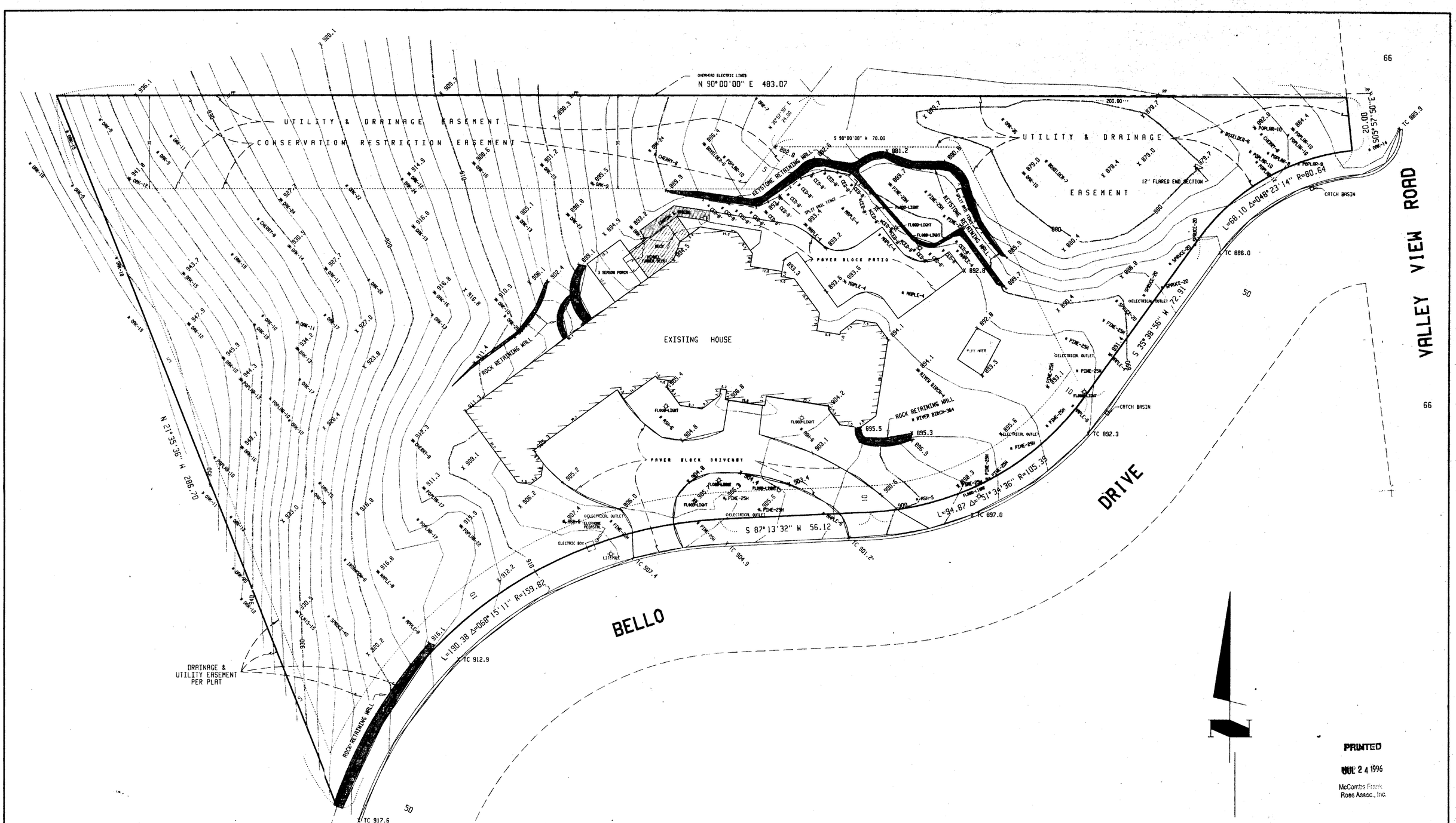
PART OF LOT 1, BLOCK 1, JYLAND DENNIS ADDITION
EDINA, MINNESOTA

SCALE 1"=16'
BOOK PAGE
FILE NO. 10226

PREPARED FOR:
KEENAN & SVEIVEN INC.

SHEET REV.
OF

FILE: /users/mtp/data/KLENK.10226/fbdry



PRINTED
JUL 24 1996
McCombs Frank Roos Assoc., Inc.

FIGURE 3- BOUNDARY & TOPOGRAPHY
DENNIS RESIDENCE

NO.	DATE	BY	REMARKS
			REVISIONS

DESIGNED BY
CHECKED BY PFJ
DRAWN BY HDN
APPROVED BY PFJ
DATE 03/22/96
COMM.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Paul F. Johnson
DATE 3-26-96 REG. NO. 10938

McCOMBS FRANK ROOS ASSOCIATES, INC.
15050 23rd Ave. N. Engineers
Plymouth, MN 55447 Planners
612-476-6010 Surveyors

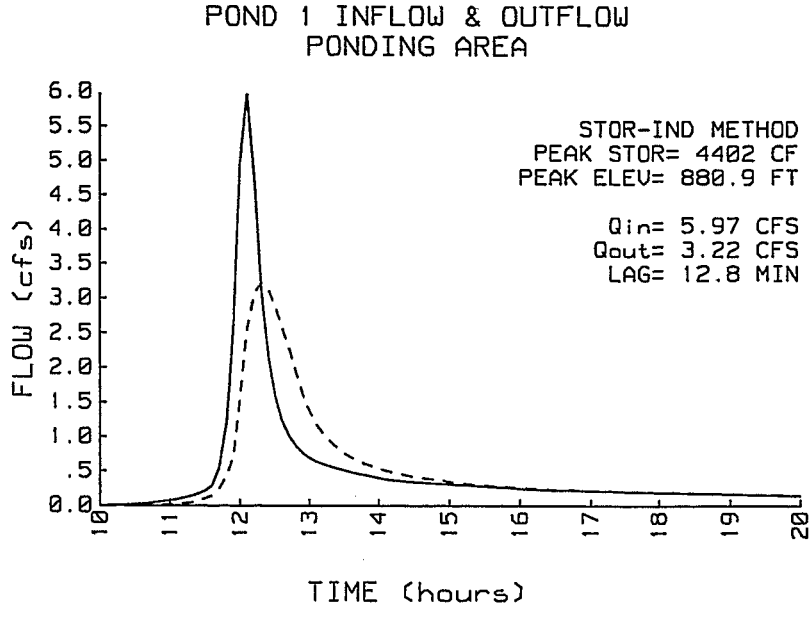
BOUNDARY & TOPOGRAPHIC SURVEY OF:
LOT 1, BLOCK 1, JYLAND DENNIS ADDITION
EDINA, MINNESOTA

SCALE 1"=16'
BOOK PAGE
FILE NO. 10226

PREPARED FOR:
KEENAN & SVEIVEN INC.

SHEET REV.
OF

File: /users/mtp/data/REENK.10226


POND 1 INFLOW & OUTFLOW
PONDING AREA
STOR-IND METHOD
PEAK STOR= 4402 CF
PEAK ELEV= 880.9 FT
Qin= 5.97 CFS
Qout= 3.22 CFS
LAG= 12.8 MIN
FLOW (cfs)
6.0
5.5
5.0
4.5
4.0
3.5
3.0
2.5
2.0
1.5
1.0
.5
0.0
10
11
12
13
14
15
16
17
18
19
20
TIME (hours)

CITY OF EDINA
4801 W. 50TH STREET
EDINA, MINNESOTA 55424

STREET AND/OR EASEMENT VACATION REVIEW

RESPONSE REGARDING APPLICATION FOR VACATION: JYLAND DENNIS ADDITION,

14 BELLOWS DRIVE

CITY ENGINEER by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

MINNEGASCO by Steven VanBuyn 10/4/96 ☒ Acceptable ☐ Opposed ☐ Conditional

NSP by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

PARAGON CABLE by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

U.S. WEST by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS: _____

_____

_____

LOCATION: _____

_____

_____

Please sign and return to indicate receipt of notice as. Thank you for your cooperation.
Return to: City Clerk, City of Edina, 4801 W. 50th Street, Edina, MN 55424.

CITY OF EDINA
4801 W. 50TH STREET
EDINA, MINNESOTA 55424

STREET AND/OR EASEMENT VACATION REVIEW

RESPONSE REGARDING APPLICATION FOR VACATION: JYLAND DENNIS ADDITION,

14 BELLOWS DRIVE

CITY ENGINEER by _____	☐ Acceptable	☐ Opposed	☐ Conditional
MINNEGASCO by _____	☐ Acceptable	☐ Opposed	☐ Conditional
NSP by Wayne Kalsnes	☒ Acceptable	☐ Opposed	☐ Conditional
PARAGON CABLE by _____	☐ Acceptable	☐ Opposed	☐ Conditional
U.S. WEST by _____	☐ Acceptable	☐ Opposed	☐ Conditional

CONDITIONS: _____

_____

_____

LOCATION: _____

_____

_____

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CITY OF EDINA
4801 W. 50TH STREET
EDINA, MINNESOTA 55424

STREET AND/OR EASEMENT VACATION REVIEW

RESPONSE REGARDING APPLICATION FOR VACATION: IYLAND DENNIS ADDITION,

14 BELLOWS DRIVE

CITY ENGINEER by _____	☐ Acceptable	☐ Opposed	☐ Conditional
MINNEGASCO by _____	☐ Acceptable	☐ Opposed	☐ Conditional
NSP by _____	☐ Acceptable	☐ Opposed	☐ Conditional
PARAGON CABLE by _____ 10/15/96	☒ Acceptable	☐ Opposed	☐ Conditional
U.S. WEST by _____	☐ Acceptable	☐ Opposed	☐ Conditional

CONDITIONS: _____

_____

_____

LOCATION: _____

_____

_____

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Return to: City Clerk, City of Edina, 4801 W. 50th Street, Edina, MN 55424.

PARAGON CABLE

A Time Warner Inc. Company

FAX COVER SHEET

10210 Crosstown Circle
Eden Prairie, MN 55344-3304

FAX: 612/941-7163

DATE: 10-16-96

FAX: 927-7645

TO: DEBRA MANGEN

TOTAL # OF PAGES 2

PLEASE COPY:

FROM: SUSAN LAGERQUIST

TELEPHONE: 287-3622

ADDITIONAL COMMENTS:

RE: 14 BELLOWS DRIVE VACATION

CITY OF EDINA
4801 W. 50TH STREET
EDINA, MINNESOTA 55424

STREET AND/OR EASEMENT VACATION REVIEW

RESPONSE REGARDING APPLICATION FOR VACATION: TYLAND DENNIS ADDITION.

14 BELLOWS DRIVE

CITY ENGINEER by _____	☐ Acceptable	☐ Opposed	☐ Conditional
MINNEGASCO by _____	☐ Acceptable	☐ Opposed	☐ Conditional
NSP by _____	☐ Acceptable	☐ Opposed	☐ Conditional
PARAGON CABLE by _____ 10/15/96	☒ Acceptable	☐ Opposed	☐ Conditional
U.S. WEST by _____ 10-16-96	☒ Acceptable	☐ Opposed	☐ Conditional

CONDITIONS: _____

LOCATION: _____

Please sign and return to indicate receipt of notice as. Thank you for your cooperation.
Return to: City Clerk, City of Edina, 4801 W. 50th Street, Edina, MN 55424.

FACSIMILE COVER SHEET

U S WEST COMMUNICATIONS
6244 CEDAR AVE. S.
RICHFIELD, MN 55423

FROM: John Boentges

PHONE: 612- 861-8179

FAX: 612-861-8173

DATE: 10-16-96

COVER SHEET PLUS 3 PAGE(S)

PLEASE DELIVER TO:
Rebecca Ruddy

FAX NUMBER 927-7645

NOTES:

MINNESOTA SUN PUBLICATIONS
Sun-Current Sun-Post Sun-Sailor

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)

ss.

COUNTY OF HENNEPIN)

Denis L. Mindak, being duly sworn on an oath says that he/she is the publisher or authorized agent and employee of the publisher of the newspaper known as Sun-Current, and has full knowledge of the facts which are stated below.

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statue 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed Notice of Public Hearing

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for two successive weeks; it was first published on Wednesday, the 2 day of October, 19 96, and was thereafter printed and published on every Wednesday to and including Wed, the 9 day of October, 19 96; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: Denis L. Mindak

TITLE: Publisher

Acknowledged before me on this 9 day of October, 19 96.

Notary Public

MERIDEL M. HEDBLOM
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Jan. 31, 2000

RATE INFORMATION

(1) Lowest classified rate paid by commercial users for comparable space	$ 2.15 per line
(2) Maximum rate allowed by law for the above matter	$ 5.95 per line
(3) Rate actually charged for the above matter	$ 1.09 per line

City of Edina

(Official Publication)
CITY OF EDINA
4801 WEST 50TH STREET
NOTICE OF PUBLIC HEARING
ON VACATION OF DRAINAGE AND UTILITY EASEMENT
IN THE CITY OF EDINA
HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Hennepin County, Minnesota will meet at the Edina City Hall, 4801 West 50th Street on October 21, 1996, at 7:00 P.M. for the purpose of holding a public hearing on the proposed vacation of the drainage and utility easements as shown on the recorded plat thereof, described as follows:

That part of Lot 1, Block 1, Jyland Dennis Addition, according to the recorded plat thereof Hennepin County, Minnesota described as follows:

Commencing at the northeast corner of said Lot 1; thence on an assumed bearing of West along the north line of said Lot 1, a distance of 200.00 feet; thence South 36 degrees 57 minutes 30 seconds West 24.00 feet; thence on a bearing of East 70.00 feet; thence South 26 degrees 42 minutes 10 seconds East 15.15 feet to the point of beginning thence South 26 degrees 42 minutes 10 seconds East 89.15 feet to the intersection of the southeasterly line of said Lot 1; thence North 35 degrees 38 minutes 56 seconds East, along said southeasterly line, 72.91 feet; thence northeasterly 5.19 feet along a tangential curve, concave to the southeast, having a radius of 80.64 feet and central angle of 03 degrees 41 minutes 14 seconds; thence North 56 degrees 36 minutes 17 seconds West 11.37 feet; thence on a bearing of West 63.35 feet; thence North 52 degrees 05 minutes 24 seconds West 16.30 feet to the point of beginning, except there from the southeasterly 10.00 feet along and parallel with Bello Drive right-of-way

All persons who desire to be heard with respect to the question of whether or not the above proposed easement vacation is in the public interest and should be made shall be heard at said time and place. The Council shall consider the extent to which such proposed easement vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, lines, gas and sewer lines, or water pipes, mains and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain. repair replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of any such easements, and such authority to maintain and to enter upon the area of the proposed vacation shall continue.

BY ORDER OF THE EDINA CITY COUNCIL
Debra A. Mangen
City Clerk
Dated: September 25, 1996
(Oct. 2 and 9, 1996) D1/Cty Edina Jyland

CITY OF EDINA
4801 WEST 50TH STREET
NOTICE OF PUBLIC HEARING
ON VACATION OF DRAINAGE AND UTILITY EASEMENT
IN THE CITY OF EDINA
HENNEPIN COUNTY, MINNESOTA

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BY ORDER OF THE EDINA CITY COUNCIL
Debra A. Mangen
City Clerk

Dated: September 25, 1996

Publish in the Edina Sun-Current on Wednesday, October 2 & 9, 1996.
Send two Affidavits of Publication.
Bill to City of Edina

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF POSTING NOTICE

I, the undersigned duly appointed and acting Animal Control for the City of Edina, County of Hennepin, State of Minnesota, do hereby certify that I have on this date posted copies of the attached notice of: Notice of Public Hearing at each of the official City bulletin boards, located at conspicuous places within the City as follows:

1) City Hall, 4801 West 50th Street

2) Municipal Liquor Store, 50th and France Business Area

3) Centennial Lakes Park Centrum, 7499 France Avenue South

Dated 10-04-96 Signed _____

Signed and sworn to before me, a Notary Public in and for Hennepin County, Minnesota, this 4th day of October, 1996

_____

NANCY J. KARKHOFF
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Jan. 31, 2000

1/96

MEMORANDUM

To: Bill Bernhjelm
From: Deb Mangen
Subject: Posting Notice Easement Vacation
Date: October 4, 1996

I am attaching three notices of a notice of public hearing regarding an easement vacation. Please have an officer post the notices by October 7, 1996, which meets statutory requirements.

I also need the attached certificate of posting completed by the posting office and returned to my office. Thanks for your assistance.

CITY OF EDINA
4801 WEST 50TH STREET
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ON VACATION OF DRAINAGE AND UTILITY EASEMENT
IN THE CITY OF EDINA
HENNEPIN COUNTY, MINNESOTA

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BY ORDER OF THE EDINA CITY COUNCIL
Debra A. Mangen
City Clerk

Dated: September 25, 1996

Publish in the Edina Sun-Current on Wednesday, October 2 & 9, 1996.
Send two Affidavits of Publication.
Bill to City of Edina

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following date October 4, 1996, acting on behalf of said City I deposited in the United States mail copies of the attached: Notice of Public Hearing - Utility Easement Vacation (Exhibit A) enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B) attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of 14 days prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

WITNESS my hand and seal of said City this 4th day of October, 1996.

Edina City Clerk

Mailing List for Vacation Utility Companies

Steven Von Bargen
Minnegasco, Inc.
P. O. Box 1165
Minneapolis, MN 55440-1165

Susan Lagerquist
Paragon Cable
10210 Crosstown Circle
Eden Prairie, MN 55435

Stuart E. Fraser
NSP Normandale Division
5309 West 70th Street
Edina, MN 55435

Darrell Perkins
U.S. West Communications
6244 Cedar Avenue South
Richfield, MN 55423

06-116-21-34-0041
William F. Mitchell
6505 Shawnee Circle
Edina, MN 55439

06-116-21-34-0039
Sidney & Barbara Rebers
6916 Dakota Trail
Edina, MN 55439

06-116-21-34-0038
Gordon & Judith Knudsvig
6920 Dakota Trail
Edina, MN 55439

06-116-21-34-0057
William & Kelly Slater
6812 Dakota Trail
Edina, MN 55439

07-116-21-21-0060
John & Maryanne Dennis
14 Bello Drive
Edina, MN 55439

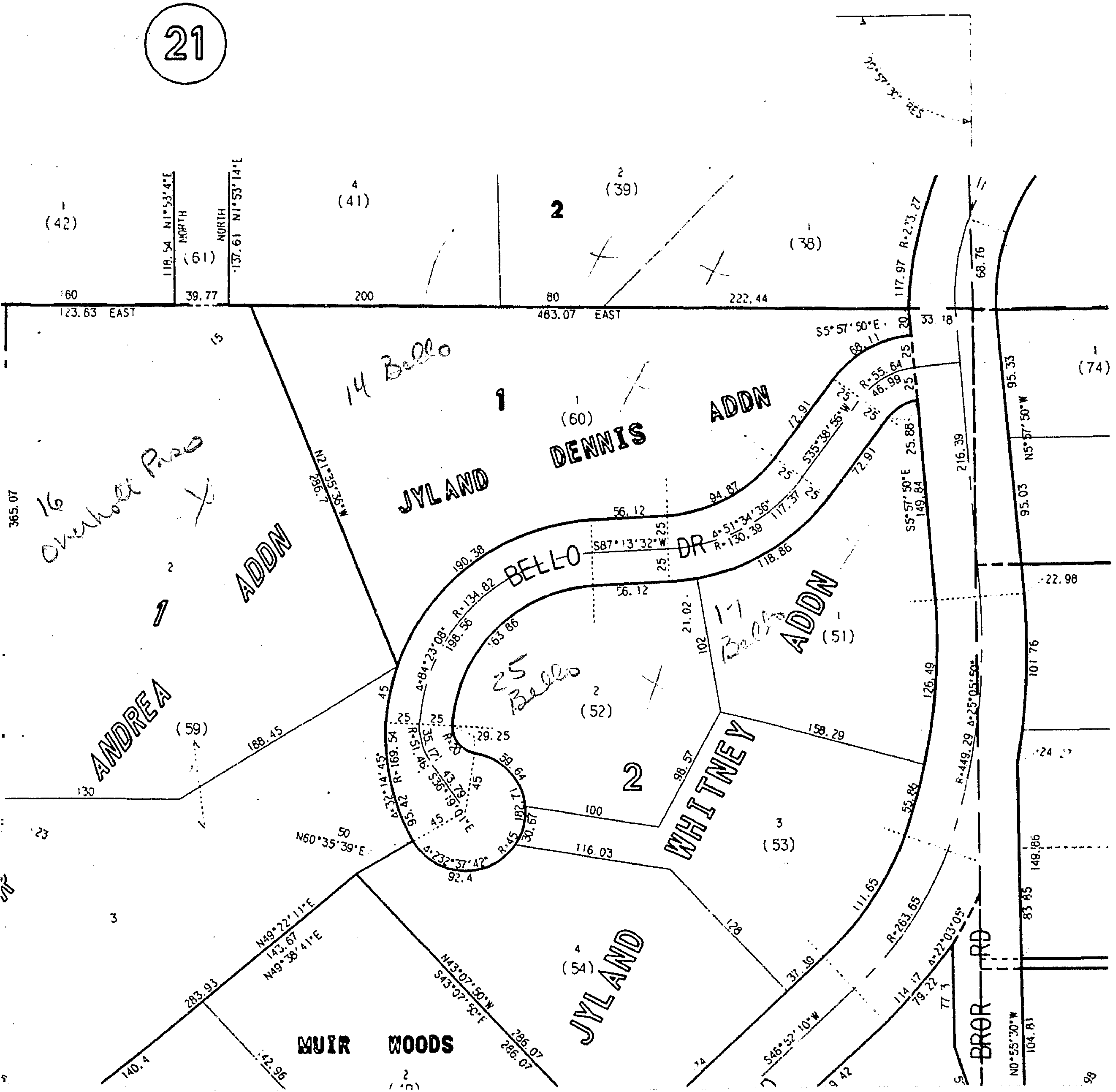
07-116-21-21-0059
Kurt & Jane Schellhas
16 Overholt Pass
Edina, MN 55439

06-116-21-21-0052
Whitney & Nancy Peyton
25 Bello Drive
Edina, MN 55439

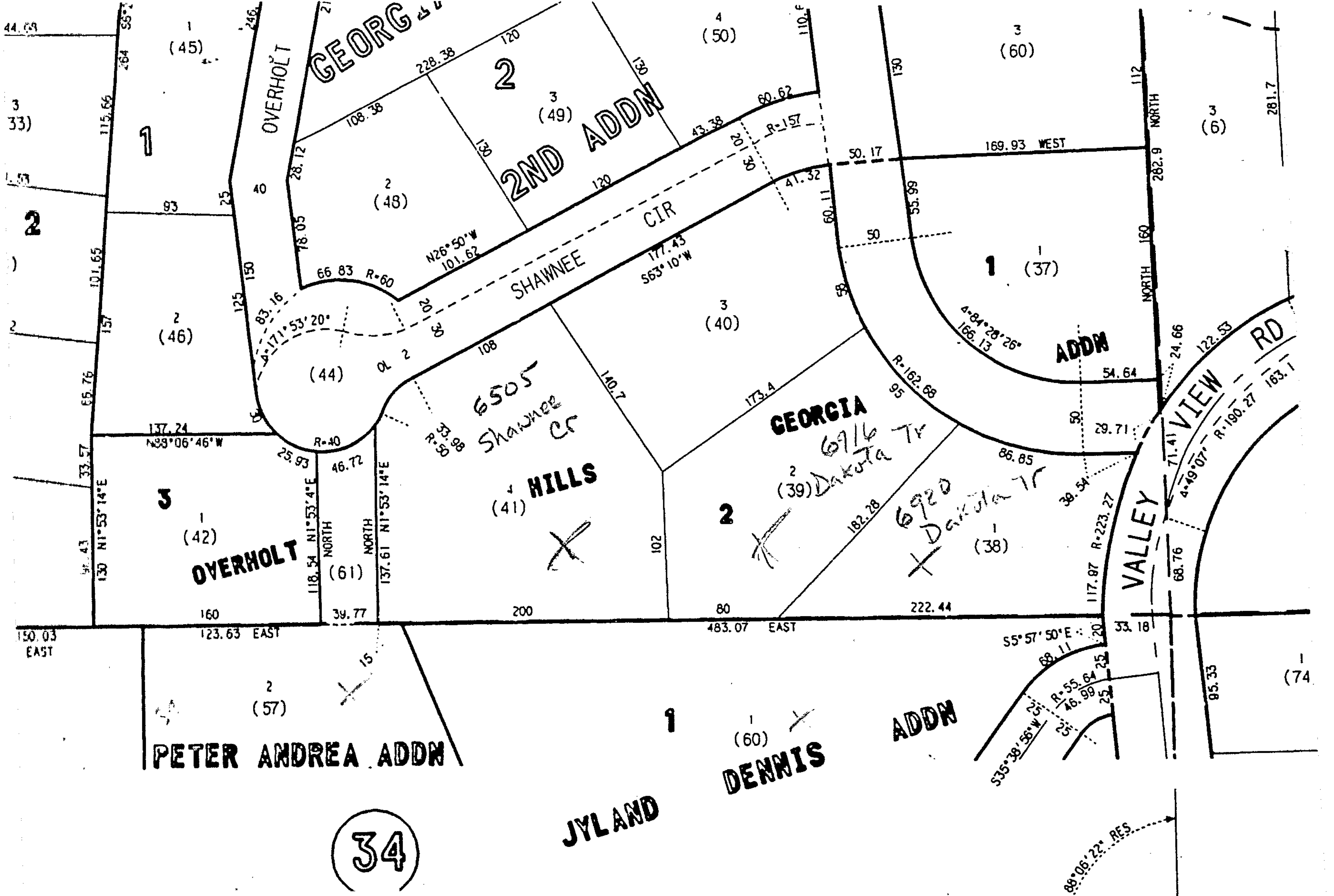
07-116-21-21-0051
Yvonne Bradley
17 Bello Drive
Edina, MN 55439

21

EDINA-24



21
JYLAND DENNIS ADDN
BELLO DR
WHITNEY ADDN
JYLAND ADDN
ANDREA ADDN
MUIR WOODS
BROR RD
14 Bello
25 Bello
11 Bello
16 Overholt Pass
(42)
(61)
(41)
(39)
(38)
(74)
(60)
(51)
(52)
(53)
(54)
(59)
483.07 EAST
123.63 EAST
S87°13'32"W
S35°38'56"W
S5°57'50"E
N5°57'50"W
N21°35'36"W 286.7
N60°35'39"E
N43°07'50"W 286.07
S43°07'50"E 286.07
N49°22'11"E
N49°38'41"E
S46°52'10"W
N0°55'30"W
S36°19'01"E
N1°53'4"E
N1°53'14"E



OVERHOLT
GEORGIA
2ND ADDN
SHAWNEE CIR
OVERHOLT
HILLS
GEORGIA
VALLEY VIEW RD
ADDN
PETER ANDREA ADDN
JYLAND
DENNIS
ADDN
34
6505 Shawnee Cr
6916 Dakota Tr
6920 Dakota Tr

CITY OF EDINA
4801 W. 50TH STREET
EDINA, MINNESOTA 55424

PUBLIC RIGHT OF WAY VACATION APPLICATION

Date Initiated 9-11-96

I hereby petition the City Council of the City of Edina to vacate all of the following described public right of way:

___ Street ___ Alley ✓ Utility Easement

✓ Drainage Easement ___ Other _____
(describe)

Does the area proposed to be vacated or any part thereof terminate at or abut upon any public water? NO

Legal description of area proposed to be vacated:

* see attached sheet from McCombs-Frank-Roos

* adendum per Fran Hoffman to follow.
or Dan Park, McCombs-Frank-Roos

Attached copy of **scaled drawing** showing in full detail the proposed vacation area.

Applicant Kevin Keenan *
(print name)

Signature Kevin Keenan.

Address keenan & sveiven inc.
14411 McGinty Road West
Wayzata, Minnesota 55391

Telephone 931-3122

PAID
SEP 16 1996
CITY OF EDINA

Fee: $100.00

3800
M.S. 412.851

Kevin Keenan - Landscape Architect
as agent for homeowners
John + Maryanne Dennis
14 Bello Drive, Edina.

McCombs Frank Roos Associates, Inc.

15050 23rd Avenue North, Plymouth, Minnesota 55447-4739

Telephone
612/476-6010
612/476-8532 FAX

Engineers
Planners
Surveyors

Description for vacation of part of Utility and Drainage Easement over Lot 1, Block 1, Jyland Dennis Addition

That part of Lot 1, Block 1, Jyland Dennis Addition, according to the recorded plat thereof, Hennepin County, Minnesota described as follows:

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e:\main:\plats\10226des